

## AGENDA

### VALLEJO CITY COUNCIL SPECIAL MEETING – 5:00 P.M.

MAYOR  
Osby Davis

### VALLEJO SANITATION AND FLOOD CONTROL DISTRICT REGULAR MEETING – 6:00 P.M.

CITY COUNCIL  
Vice Mayor, Rozzana  
Verder-Aliga, EdD  
Pippin Dew-Costa  
Jesus “Jess” Malgapo  
Robert H. McConnell  
Katy Miessner  
Bob Sampayan

### VALLEJO HOUSING AUTHORITY SPECIAL MEETING – 6:45 P.M.

### VALLEJO CITY COUNCIL REGULAR MEETING – 7:00 P.M.

**MAY 10, 2016**

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the City Clerk prior to the consideration of the item.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Council: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

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Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:00 PM  
OF THE VALLEJO CITY COUNCIL  
MAY 10, 2016**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the agenda *before or during* consideration of that item. *No other items may be discussed at this special meeting.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CLOSED SESSION**

- A. Conference with Real Property Negotiators pursuant to Government Code Section 54956.8 - Property: The parcels generally known as "North Mare Island" including APNS (1) 0066-020-110, (2) 0066-020-130 and (3) 0066-020-150; City Negotiators: Daniel E. Keen, City Manager; Kathleen Diohep, Economic Development Manager; Negotiating Parties: Eagle Prop Holdco LLC, a Delaware Limited Liability Company; Under Negotiations: Price and Terms of Payment
- B. Conference with Real Property Negotiators pursuant to Government Code Section 54956.8 - Property: The parcels generally known as the Northern Waterfront and Central Waterfront, located east of the Mare Island Strait, south of the Mare Island Causeway, west of Mare Island Way to its intersection with Capitol Street, west of Santa Clara Street to its intersection with Maine Street and north of the existing City Boat Launch area; City Negotiators: Daniel E. Keen, City Manager; Kathleen Diohep, Economic Development Manager; Negotiating Parties: Callahan Property, Inc.; Under Negotiations: Price and Terms of Payment

**4. ADJOURNMENT**

Dated: Thursday, May 5, 2016



Osby Davis, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council, at the time and in the manner prescribed by law and that this agenda was posted

at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, May 5, 2016.

Dated: Thursday, May 5, 2016

A handwritten signature in blue ink that reads "Dawn G. Abrahamson". The signature is written in a cursive style with a large initial "D" and a stylized "A".

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Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:45 PM  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
MAY 10, 2016**

CHAIR  
Osby Davis

COMMISSIONERS:  
Vice Chair Rozanna Verder-Aliga,  
EdD  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Katy Miessner  
Bob Sampayan  
Lydia Pitchford  
Margie Verdan

TO THE CHAIR AND COMMISSIONERS OF THE VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do hereby call the Vallejo Housing Authority in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the Housing Authority concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **APPROVAL OF MINUTES**

Recommendation: By motion, approve the minutes of the April 12, 2016 special meeting of the Housing Authority

Contact: Dawn G. Abrahamson, Secretary, (707) 648-4528

[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)

B. **ACCEPT THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2016.

Contact: Ron Millard, Finance Director, (707) 648-4592

[ron.millard@cityofvallejo.net](mailto:ron.millard@cityofvallejo.net)

**4. ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Housing Authority on Action Calendar Items are requested to submit a completed speaker card to the Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

**5. ADJOURNMENT**

Dated: Thursday, May 5, 2016

A handwritten signature in blue ink, appearing to read "Osby Davis", written over a horizontal line.

Osby Davis, Mayor

I, Dawn Abrahamson, Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Housing Authority Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, May 5, 2016.

Dated: Thursday, May 5, 2016

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson", written over a horizontal line.

Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 PM  
COUNCIL CHAMBERS  
MAY 10, 2016**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. INTRODUCTION OF NEW EMPLOYEES AND RECOGNITION OF RETIRED EMPLOYEES**
  - B. PRESENTATION OF A PROCLAMATION DECLARING MAY 10-16, 2016 "VALLEJO FIRE AND POLICE OFFICER WEEK"**
  - C. PRESENTATION OF A PROCLAMATION DECLARING MAY 15-21, 2016 "NATIONAL PUBLIC WORKS APPRECIATION WEEK"**

**5. FIRST COMMUNITY FORUM**

*Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.*

**6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*

**7. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. APPROVAL OF MINUTES**

Recommendation: By motion, approve City Council minutes for the meetings of 1) April 19, 2016 (special), 2) April 26, 2016 (special), and 3) April 26, 2016 (regular)

Contact: Dawn G. Abrahamson, City Clerk, (707) 648-4528  
[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)

- B. **ACCEPT THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016**  
Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2016.  
Contact: Ron Millard, Finance Director, (707)648-4592  
[ron.millard@cityofvallejo.net](mailto:ron.millard@cityofvallejo.net)
- C. **ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENTS ON PROPERTIES IN THE NORTHEAST QUADRANT LANDSCAPE MAINTENANCE DISTRICT AND SETTING A PUBLIC HEARING FOR MAY 24, 2016**  
Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for the Northeast Quadrant Landscape Maintenance Districts (LMD) for Fiscal Year 2016-17 and setting a Public Hearing on this matter for May 24, 2016, at 7:00 p.m.  
Contact: David A. Kleinschmidt, Public Works Director, (707) 648-4301  
[david.kleinschmidt@cityofvallejo.net](mailto:david.kleinschmidt@cityofvallejo.net)
- D. **ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR AD VALOREM ASSESSMENTS ON PROPERTIES IN THE IMPROVEMENT ACT OF 1911 LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING FOR MAY 24, 2016**  
Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for 14 Landscape Maintenance Districts (LMD) for Fiscal Year 2016-17 and setting a Public Hearing on May 24, 2016 at 7 p.m.  
Contact: David A. Kleinschmidt, Public Works Director, (707) 648-4301  
[David.Kleinschmidt@cityofvallejo.net](mailto:David.Kleinschmidt@cityofvallejo.net)
- E. **ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENTS ON PROPERTIES IN THE HIDDENBROOKE MAINTENANCE DISTRICT AND SETTING A PUBLIC HEARING FOR MAY 24, 2016**  
Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for the Hiddenbrooke Maintenance District (HMD) for Fiscal Year 2016-17 and setting a Public Hearing on this matter for 7 p.m., May 24, 2016.

Contact: David A. Kleinschmidt, Public Works Director, (707) 648-4301  
[David.Kleinschmidt@cityofvallejo.net](mailto:David.Kleinschmidt@cityofvallejo.net)

F. **ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENTS ON PROPERTIES IN THE LANDSCAPE AND LIGHTING ACT OF 1972 LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING FOR MAY 24, 2016**

Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for eleven (11) Landscape Maintenance Districts (LMD) for Fiscal Year 2016-17 and setting a Public Hearing on this matter for 7 p.m., May 24, 2016.

Contact: David A. Kleinschmidt, Public Works Director, (707) 648-4301  
[David.Kleinschmidt@cityofvallejo.net](mailto:David.Kleinschmidt@cityofvallejo.net)

G. **AUTHORIZE THE CITY MANAGER TO EXECUTE A THREE-YEAR AGREEMENT WITH TWO ONE-YEAR EXTENSION OPTIONS WITH KUBRA AMERICA WEST INC. TO PROVIDE WATER BILL PRINTING, MAILING AND RELATED SERVICES, FOR A TOTAL COST NOT TO EXCEED \$1,250,000, OR \$250,000 PER YEAR FOR THE MAXIMUM AGREEMENT TERM THROUGH APRIL 30, 2021**

Recommendation:

By motion, authorize the City Manager to execute a three-year agreement, with up to two one-year extension options, with Kubra America West Inc. ("Kubra") to provide water bill printing, mailing and related services, for a total cost not to exceed \$1,250,000 or \$250,000 per year for the maximum agreement term through April 30, 2021, in substantially the form as the agreement attached to this staff report, together with any additions or changes advised by the City Attorney.

Contact: Ron Millard, Finance Director, (707) 649.3559  
[Ron.Millard@cityofvallejo.net](mailto:Ron.Millard@cityofvallejo.net)

H. **SECOND READING OF TEN ORDINANCES AMENDING TITLES 2 AND 3 OF THE VALLEJO MUNICIPAL CODE RELATED TO CERTAIN RECOMMENDATIONS OF THE REPORT OF CITY COUNCIL AD-HOC COMMITTEE ON COMMISSIONS**

Recommendation:

By motion, hold on second reading 10 ordinances, and of those, adopt the following ordinances:

1. an ordinance amending chapter 2.32 (regarding the Commission on

- Culture and the Arts)
2. an ordinance repealing chapter 2.39 (Beautification and Design Review Board)
  3. an ordinance repealing chapter 2.45 (Commission on Aging)
  4. an ordinance repealing chapter 2.51 (Library Board)
  5. an ordinance repealing chapter 5.64 (Mobile Home Rent Review)
  6. an ordinance amending chapter 3.30 (McCune Collection)
  7. an ordinance adopting a new chapter 2.51 (McCune Collection Commission)

By motion, direct staff to schedule a third reading and adoption at the next regular council meetings for the following ordinances:

1. an ordinance adopting a new chapter 2.39 (Beautification Commission)
2. an ordinance adopting a new chapter 2.59 (Design Review Board)
3. an ordinance amending Chapter 2.46 (Vallejo Housing and Community Development Commission)

Contact: Craig Whittom, Assistant City Manager

[Craig.Whittom@cityofvallejo.net](mailto:Craig.Whittom@cityofvallejo.net)

I. **AUTHORIZE THE CITY MANAGER TO EXECUTE A DESIGN PROFESSIONAL SERVICES AGREEMENT WITH BKF ENGINEERS FOR THE GORDON MAIN REPLACEMENT AT LEDGEWOOD CREEK IN AN AMOUNT NOT TO EXCEED \$140,814**

Recommendation: By motion, authorize the City Manager or his designee to execute the attached Design Professional Services Agreement with BKF Engineers of Redwood City, California for the Gordon Main Replacement at LedgeWood Creek in an amount not to exceed \$140,814.

Contact: David A. Kleinschmidt, Public Works Director, (707) 648-4301

[david.kleinschmidt@cityofvallejo.net](mailto:david.kleinschmidt@cityofvallejo.net)

8. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

A. **ADOPT TWO RESOLUTIONS: 1) APPROVING THE PARTICIPATORY BUDGETING (PB) CYCLE 4 RULEBOOK, 2) ACCEPTING A RESIGNATION, REMOVING TWO PB STEERING COMMITTEE (PBSC) MEMBERS NOT IN COMPLIANCE WITH ATTENDANCE POLICIES, AND APPOINTING SIX NEW MEMBERS AND FOUR ALTERNATES TO THE**

## **PBSC**

Recommendation: Adopt two Resolutions: 1) Approving the Participatory Budgeting (PB) Cycle 4 Rulebook (Exhibit A), 2) Accepting a resignation, removing two PB Steering Committee (PBSC) members not in compliance with attendance policies, and appointing six new members and four alternates to the PBSC.

Contact: Joanna Altman, Assistant to the City Manager, (707) 648-4362  
[Joanna.Altman@cityofvallejo.net](mailto:Joanna.Altman@cityofvallejo.net)

- B. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH VALLEJO CITY UNIFIED SCHOOL DISTRICT TO EXTEND THE PARTICIPATORY BUDGETING (PB) SUMMER YOUTH INTERNSHIP PROJECT TO A SECOND YEAR IN 2016, AND REALLOCATE FUNDING FROM UNSPENT PB FUNDS NOT TO EXCEED \$82,000.**

Recommendation: Adopt a resolution authorizing the City Manager to execute an agreement with Vallejo City Unified School District (VCUSD) to extend the Participatory Budgeting (PB) Summer Youth Internship Project to a second year in Summer 2016, and reallocate funding from unspent PB funds not to exceed \$82,000.

Contact: Will Morat, Administrative Analyst II, (707) 648-4109  
[Will.Morat@cityofvallejo.net](mailto:Will.Morat@cityofvallejo.net)

- C. **REQUEST FROM COUNCILMEMBERS MIESSNER AND SAMPAYAN TO PLACE THE FOLLOWING ITEM ON THE MAY 17, 2016 CITY COUNCIL AGENDA: AUTHORIZATION TO SEND A LETTER TO THE METROPOLITAN TRANSPORTATION COMMISSION (MTC) IN SUPPORT OF THE ABAG/MTC MERGER WITH SUGGESTED EXPANSION OF GOVERNANCE BODY ON THE LAND USE SIDE OF THE HOUSE**

Recommendation: City Council to consider request from Councilmembers Miessner and Sampayan to place authorization to send a letter to MTC in support of the ABAG/MTC merger with suggested expansion of governance body on the land use side of the house on the May 17, 2016 City Council agenda

Contact: Councilmember Miessner  
[Katy.Miessner@cityofvallejo.net](mailto:Katy.Miessner@cityofvallejo.net)  
Councilmember Sampayan  
[Bob.Sampayan@cityofvallejo.net](mailto:Bob.Sampayan@cityofvallejo.net)

## **9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

**11. CITY ATTORNEY'S REPORT**

**12. COMMUNITY FORUM**

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**13. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

**14. CLOSED SESSION**

**15. ADJOURNMENT**

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ADDITIONAL CITY INFORMATION

Members of the public can:

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Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, May 5, 2016.



Dated: Thursday, May 5, 2016

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Dawn G. Abrahamson, City Clerk