

**City Manager's Bi-Weekly Report**  
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**OFFICE OF THE CITY MANAGER**

**City of Vallejo Featured at Conference**

The City of Vallejo was recently profiled as a part of the ongoing "Strong Cities | Strong State" [campaign](#) in October 2012, highlighting local government success stories across California. The City was proud to be a part of a campaign highlighting the strengths of California cities after the difficult financial times just a few short years ago. The City is now experiencing significant investment and community engagement. Moving forward in time, this week at the League of California Cities City Manager's conference, the City was the featured example in the conference packet going to over 400 attendees. Vallejo's future is bright and is a true model of resilience and strength.

**Building Relationships-Community Partners**

Several community meetings are taking place in January and February as part of the Building Relationships-Community Partners process facilitated by the Department of Justice (DOJ) between community members and City representatives. The most recent meeting took place on January 26, 2013 with residents of the Country Club Crest. Initially, Lieutenant Horton made a short presentation describing police procedures as they pertain to investigations and complaints, and residents provided comments and concerns. Two subsequent "break-out" groups encouraged residents to speak out about their feelings regarding Police attitudes and improve ways to build the relationship between Police Officers and residents of the Crest. The suggestions provided will be made part of a report presented to City Council at the end of the DOJ process.



Additional meetings will be taking place in the next few weeks to increase the level of understanding among all involved partners and to strengthen relationships between the City, the Police Department in particular, and Vallejo Residents. The City is thankful to all the residents who have helped to pull these events together and who will continue to work on building relationships with city partners.

### **Phase III City-Wide Clean-up**

Phase III of the city-wide collaborative clean-up began on January 23, 2013 lead by Assistant Public Works Maintenance Superintendent, Mike Schreiner and Caltrans Maintenance Area Superintendent, Chris Nesmith. Crews from Public Works Maintenance, Caltrans and the California Conservation Corps, with traffic assistance from the California Highway Patrol, worked together on the Inter-agency Entrance and Thoroughfare Clean-up Project.

The crews performed their perspective duties at the Interstate-80 and Interstate I-780 interchange. A portion of Eastbound I-80 also had a lane closure starting at Magazine Street, continuing to the interchange allowing crews to clean targeted areas.



The logistics of performing the project involved precise scheduling and orchestration of many moving parts. Each day of the clean-up included a six-person traffic control crew arrived from Caltrans Sacramento at 7 a.m.; warning signs were erected and cones were placed once the two assigned CHP cruisers arrived to close the lanes. The Caltrans tree crew from Santa Rosa along with a 26-person City crew worked together to complete the task of cleaning up, major weed abatement, tree trimming, and debris and graffiti removal.

Local media were advised of the work, and hourly broadcasts could be heard on Bay Area radio stations announcing the lane closures and detours.

Code Enforcement Officers began pro-active inspections for property maintenance violations on private properties within the Phase III area. Code Enforcement is partnering with Solano County Code Enforcement staff to address the private properties abutting the area which are located in the unincorporated areas.

### **Participatory Budgeting**

City staff are currently meeting with Participatory Budgeting Budget Delegates to discuss and obtain additional information on delegate selected "High Priority Topics." Meetings have been incredibly thorough and a great experience for delegates and staff alike. The meetings have been a great opportunity for residents to ask questions and

be engaged. Staff feel better connected with the community and enthusiastic about the excitement the delegates have with being involved in the process. The next steps will include the development of project proposals that will eventually be presented to the public and City Council for a vote.

### **Rehabilitation and Resale of Foreclosed Property**

A Neighborhood Stabilization Program (NSP) developer partner, Heart and Hands of Compassion, recently sold an NSP acquired and rehabilitated Coughlan Street property to an eligible first time home buyer family. The foreclosed Coughlan property is the third foreclosed property project completed by Heart and Hands of Compassion. Two of the City's other NSP partners, Habitat for Humanity and Vallejo Neighborhood Housing Services, have acquired, rehabilitated and resold seven foreclosed or short-sale properties in Vallejo.

### **Future Agenda Items List**

The Future's List is used exclusively by City staff as a draft working document for planning and tentative scheduling of agenda related items and does not represent any final dates for placement and presentation to the legislative body (City Council, Housing Authority and/or Successor Agency). The list provided is an abbreviated version including only the most significant policy and action items. The list is subject to change by staff and may not represent all items that eventually will appear on any given final meeting agenda. Follow this link to view the [Future's List](#).

## **ECONOMIC DEVELOPMENT**

### **WalMart Grocery Confirmed**

The Building Division issued a Building Permit for a new WalMart grocery at 501 Sere-no Drive in Vallejo's former Mervyn's building. Inspectors have walked the store shell with the job site superintendent as they were clearing out the existing debris. Next week construction and installation of new store features will begin.

Until recently, the City had not been officially informed of the name of the business that would be occupying the building, as that is not a requirement for Building Permit submittal. Discretionary permits, such as a Use Permit or Site Development Permit, were not required because the zoning district is CP, Pedestrian Shopping and Service District which allows General Retail Sales. The parking requirement for the former Mervyns retail store is the same for a grocery store, and the user did not request any significant changes to the site. Tenant improvements involving facade enhancements, significant interior changes and re-striping the parking lot are proposed. Alcohol sales or 24-hour operations are not proposed at this time. As such, no discretionary permits were required. Sign permits will require administrative review. As proposed, the project is considered Categorically Exempt under Section 15301(a) of the California Environmental Quality Act (CEQA), as it consists of the operation and use of an existing facility with no expansion of use involved.

### **Solano360 Project**

A [public meeting](#) on the financial overview of the Solano360 Project will be held on Thursday, February 7, 2013 at 6:30 p.m. to 8:30 p.m. in the JFK Library's Joseph Room at 505 Santa Clara Street. Staff and consultants will present the proposed Fiscal Analysis and Public Facilities Financing Plan and respond to questions from the community. A facilitator will conduct the meeting.

The Solano360 Project proposes to redevelop approximately 149 acres of the existing Solano County Fairgrounds by integrating a revitalized County Fairgrounds (the "Fair of the Future"), an iconic, region-serving public entertainment destination with private mixed-use development. The Plan envisions a mix of region-serving entertainment and amusement attractions, along with complementary restaurant, retail and hospitality uses, which would build on the presence of the existing Six Flags/Discovery Kingdom facility and the Solano County fairgrounds.

### **Certificates of Occupancy**

- Food Maxx Grocery Store, 1740 Tuolumne Street, (the former Lucky's) had its grand opening on January 23, 2013. The certificate of occupancy was approved January 24, 2013.
- Frozen Swirls, a frozen yogurt shop, located at 758 Admiral Callaghan Lane, was issued a certificate of occupancy on January 28, 2013.
- Global Diving & Salvage, located at 1080 Nimitz Avenue, Suite 440 (on Mare Island), was issued a temporary certificate of occupancy approved January 28, 2013.
- Hinton's Barber College, 1800 Springs Road, was issued a temporary certificate of occupancy on January 17, 2013.

### **New Fitness Facility Receives Approval**

In-Shape Health Clubs, Inc., a Stockton, California based company with two existing clubs in Vallejo, received Planning Commission approval of a fitness facility for 1001 Admiral Callaghan Lane. The site was previously occupied by the former Vallejo Toyota auto dealership. In-Shape currently operates over 60 clubs throughout California, including the existing clubs in Vallejo at 765 Sereno Boulevard and 125 Lincoln Road East. The new In-Shape facility will offer 31,249 square feet of indoor space and an outdoor pool, patio and spa, and fenced-in outdoor activity/exercise areas.

The Admiral Callaghan Lane location will employ 10 full-time and 25 part-time employees and will also provide opportunities for approximately six independent contractors to serve as personal trainers. The hours of operation approved by the Planning Commission are Monday through Friday, 4:00 a.m. – 11:00 p.m., and Saturday and Sunday, 6:00 a.m. – 8:00 p.m.

### **Potential Rehabilitation of the Vallejo Marine Terminal**

Representatives from the Planning, Building and Engineering Divisions, met with a group seeking to develop a marine terminal and shipment hub at Vallejo's former General Mills plant located at 790 Derr Street. When operational, the facility could increase

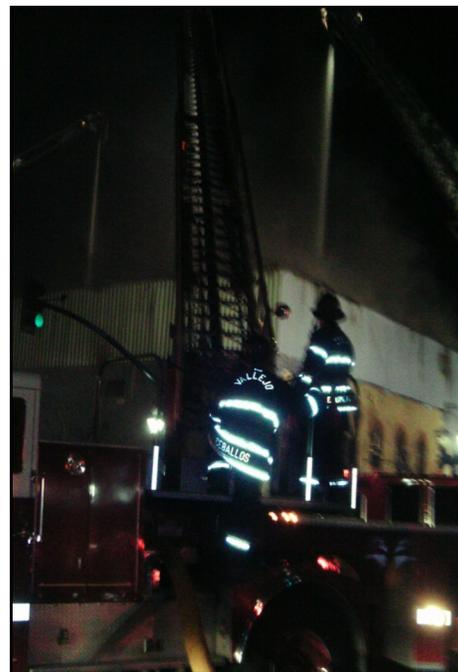
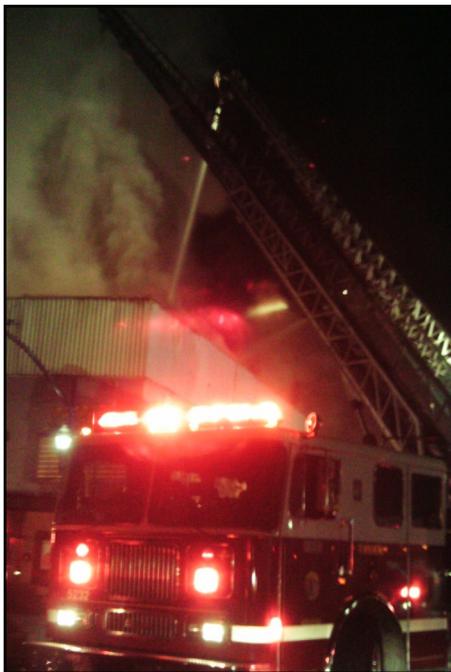
city revenue by at least \$40,000 annually, and subleases with other companies could result in some \$265,000 added tax revenue.

The group purchased the Vallejo waterfront property in October, adding that they plan to apply for planning permits within a month. The proposed plan would integrate rail, truck and ship/barge transportation for moving products like lumber, grain and steel regionally and internationally. In July 2012, the Vallejo City Council agreed to extend an existing ground lease for its portion of the property. According to the potential applicant, the City's property would be improved with a bulkhead to create the centerpiece of its transshipping terminal.

## **FIRE**

### **Mutual Aid Effort**

Vallejo Firefighters (Truck 21 and Engine 25) responded as mutual aid to Pepperbellies, a comedy nite club, located in Fairfield. The five-alarm fire required crews to spend several hours assisting with fire suppression activities. The City also sent an employee, and member of the Solano County Incident Management team, to assist in overseeing the entire operation. This is an example of how Solano County Fire Departments come together to assist with incidents that overwhelm a local agency.



### **Training Update**

On January 23 and 24, 2013, the Fire Department hosted a training session presented by a nationally recognized expert on fire ground operations. Battalion Chief Anthony Kastros from the Sacramento Metropolitan Fire Department provided two days of lecture, case study, and simulated practice in the course titled "Calm the Chaos". Nearly all of the Fire Departments Command Staff and Company Officers were able to attend the course. The training will allow the department to begin implementing operational

changes that will increase safety, efficiency, and effectiveness at emergency scenes. Future lectures by Battalion Chief Kastros will focus on leadership and Officer Development.

## **HUMAN RESOURCES**

The City is actively recruiting for the following positions:

- Housing & Community Development Program Manager will be open until February 4, 2013.
- Utility Field Representative will be open until February 4, 2013.
- Police Clerk will be open until February 18, 2013.

Details of these and other recruitments can be found on the [City's Human Resources webpage](#).

## **POLICE**

### **Personnel Update**

On January 21, 2013, the Police Department interviewed for the entry-level "Measure B" law enforcement candidates. The candidates were selected from a list of 50 minimally qualified applicants reduced down from an initial list of approximately 150 candidates of which eleven candidates responded to the invitation and interviewed. Five have been selected to begin the initial stage of background.

Interviews of lateral candidates will commence the second week of February and additional interviews for entry-level officers shortly thereafter.

On January 28, 2013, Chief Kreins swore in the newest officer under the Measure B funding, Officer Armando Sanchez. Armando grew up in Vallejo and is a resident. He was a Vallejo Police Cadet and graduated from Sacramento State University with a B.S. in Criminal Justice. Armando was ranked first in his academy class in academics and was ranked #2 overall. Armando will soon start a very grueling training program which lasts about five months.

Two more police trainees and former cadets are currently in the academy and will graduate in March.

### **Technology**

The Police Department is close to finalizing the vendor for the new Computer Automated Dispatch (CAD) and Records Management Systems (RMS) and has begun the Request for Proposal (RFP) process. The Department has also narrowed down the vendor for the in-car computers and are creating the foundation to incorporate this new technology.

### **Gordon Graham Leadership Session**

The Police Department and Risk Management office invited Gordon Graham, an internationally recognized Risk Management expert and founder of Lexipol, LLC, to hold two sessions on leadership, risk management, and customer service on February 13, 2013. The sessions are open to all City employees and the surrounding agencies that support the City. Please see the [flyer](#) for details. The training will take place in City Council Chambers.

### **Crime Suppression**

Beginning January 1, 2013, the Crime Suppression Unit (CSU) has been working hard with patrol officers to combat prostitution in the downtown area, leading to arrests. Most notably, the CSU worked with the FBI to locate a 15-year-old victim of human trafficking and prostitution.

## **PUBLIC WORKS**

### **Employee Develops Cost-Saving Water Treatment Filter Media Cleaning Strategy**

Milos Teply, Lead Operator for the City's Green Valley Water Treatment Plant, developed an innovative Magnetic Ion Exchange resin cleaning strategy that has regenerated what would have been lost filter media. Through extensive research and simulated results in the lab, he successfully optimized a high and low pH contact and re-circulation method that achieved results, saving the City over \$30,000 in recovered filter media. The concept required minimal investment to build the design. The Water Division's Facilities Maintenance employees constructed the design to perfection and deserve equal credit. This is a prime example of City employees teaming up to solve a problem that benefits the City and its water customers.



### **Lake Chabot Dam Clean-up**

The Maintenance Division Grounds crew was tasked with cutting back tules from the Lake Chabot dam. The State of California Department of Water Resources Division of Dams required the City to clean-up the space after a recent inspection. The tules grew to approximately 10 feet wide by the time the City crew was able to clear them.



Excavating the tules was very difficult to perform. A 25-foot slope down to the water's edge was the first obstacle. The crew used a boat and each staff were equipped with hip-waders to manually cut back the tules. The second obstacle was moving the cut tules from the water up the steep slope. The crew dragged the debris utilizing a wench, a tarp and an ATV. The tules were stockpiled and later added to a controlled burn by California Department of Forestry and Fire Prevention (CDF) on January 29, 2013. The project was a joint effort between CDF and the City. The Grounds crew will start spraying the tules to inhibit new growth with an aquatic friendly product. The Friends of Lake Chabot were very thankful for the work performed.

## **UPCOMING EVENTS**

\*Note: Events are subject to change. Please visit the [City Calendar](#) located on the City's Web-site for the most up-to-date information.

### **Mare Island Standing Committee**

Monday, February 4, 2013, at 4:00 p.m. in the Mare Island Conference Center, 375 G Street, Mare Island.

### **Planning Commission Meeting - CANCELED**

Monday, February 4, 2013, at 7:00 p.m. in the Council Chambers.

### **Participatory Budgeting Steering Committee**

Tuesday, February 5, 2013, at 6:30 p.m. in the JFK Library Joseph Room, 505 Santa Clara Street.

### **Oversight Board Meeting - TENTATIVE**

Thursday, February 7, 2013, at 8:30 a.m. in the Council Chambers

### **Solano360 Public Meeting**

Thursday, February 7, 2013, at 6:30 p.m. in the JFK Library Joseph Room, 505 Santa Clara Street.

### **Housing & Redevelopment Commission - CANCELED**

Thursday, February 7, 2013, at 7:00 p.m. in the Council Chambers.

### **Civil Service Commission**

Monday, February 11, 2013, at 5:15 p.m. in the Council Chambers.

### **Design Review Board - CANCELED**

Monday, February 11, 2013, at 7:00 p.m. in the Council Chambers

### **Vallejo City Council**

Tuesday, February 12, at 7:00 p.m. in the Council Chambers.

### **Economic Vitality Commission**

Wednesday, February 13, 2013 at 5:30 p.m. in the Council Chambers.

**Building Relationships Community Meeting**

Saturday, February 16, 2013 at 10:00 a.m. in Norman King Community Center, 545 Magazine Street.

**First Time Homebuyer Orientation - Workshops #1 and #2**

Saturday, February 16, 2013 at 10:30 a.m. in the JFK Library Joseph Room, 505 Santa Clara Street.