

**City Manager's Bi-Weekly Report
Volume 1, Issue 16, May 24, 2013**

Daniel E. Keen, City Manager



OFFICE OF THE CITY MANAGER

Temple Art Lofts

[Temple Art Lofts](#), the most recent addition to Vallejo's Arts and Entertainment District, is currently forty-five percent occupied, and all residents are artists. More applications are being processed and increased occupancy is anticipated by the end of the month.



Domus Development, the project developer, recently provided the following updated leasing information:

Current tenants - 11 tenants currently moved in

- 1 manager on-site
- 1 approved/scheduled move in on May 24
- All tenants are artists including the on-site manager
- Development is presently 45% occupied

Pending applications - 15 applications "in processing" (qualified based on initial income assessment, background is clear, and waiting for income verification)

- 12 artists and 3 non-artists

Tours and application volume - 10-15 average [tours](#) given each day and 8-10 average applications provided to prospective tenants daily

- 10 applications received last week
- 7 applications received so far this week

Source of interest - Nearly all those that submitted applications have gained interest via:

- Craigslist Advertisements: Domas Management Company (DMC) has 12 Temple ads running
- [Temple Art Lofts Facebook](#): Friends that have seen the DMC page
- Advertisements in the Vallejo Times Herald and other surrounding newspapers

Additional marketing efforts have included mailers to cities in surrounding areas, and outreach to retailers and other businesses that display, sell, or create works of art, educational and social organizations related to the arts, and advertising in a variety of electronic and printed media.

A grand opening is being planned for early July.

Participatory Budgeting

Nearly 4,000 Vallejoans voted in [Participatory Budgeting](#) (PB) Vallejo. Vallejo beat Chicago and New York in the total overall number of votes, as well as the total percentage of voters as compared to the population. Vallejo also allocated the highest amount of public funds in any single PB process and is the first city-wide process in the United States.

The final [results](#) are:

<u>Project Proposal</u>	<u>Volunteer Proposed Allocation</u>
1 Potholes & Street Repair	\$ 550,000
2 Light up Vallejo! A Lighting Improvement Project	\$ 170,000
3 Parks & Recreation Improvements	\$ 609,500
4 Support for School Libraries & STEAM Project	\$ 270,000
5 Street Cleaning & City Cleanup	\$ 120,000
6 College Bound Vallejo	\$ 320,000
7 Community Gardens and Nutrition Education across Vallejo	\$ 146,500
8 New Business incentives for Downtown and Mare Island	\$ 300,000
9 Reason to Paws	\$ 165,000
10 Funding for Senior Centers	\$ 109,149
11 Omega Boys & Girls Club Gym Renovation	\$ 60,000
12 Camera Pilot, Titan m7 Mobile Data Processors (automated license reader units)	\$ 450,000
	<hr/>
	\$ 3,270,149

City of Vallejo staff prepared a [recommendation](#) on the next steps of the process scheduled to be considered by the City Council on Tuesday, May 28.

Vacant and Foreclosed Residential Property Registration Program

The Code Enforcement Division has been working diligently to implement the [Vacant and Foreclosed Residential Property Registration Program](#). Effective April 13, any per-

son owning vacant and foreclosed properties in the City shall complete a registration/application [form](#) and pay an annual registration fee of \$368.00 to the City of Vallejo for each vacant and/or foreclosed residential property. Registration fees will not be prorated or returned. Property Registration Program packets are now being issued to property owners of known vacant or foreclosed residential properties within the City. "Property owners" as defined in the ordinance include, but are not limited to: makers or holders of loans secured by real property mortgages and their agents, mortgage lenders, beneficiaries, banks, mortgage servicers, trustees, foreclosure trustee servicers, title insurance companies, real estate property management firms, real estate brokers and other interested persons.

The City of Vallejo is one of many municipalities in California making an effort to address the negative effect of foreclosed/abandoned/vacant properties in the community. On March 12, the Vallejo City Council adopted the Modification to City Ordinance No. 1672 which authorizes the implementation of the Program (Property Registration Program) and requires the registration, maintenance, and security of vacant and foreclosed properties by property owners. The Ordinance became effective on April 12 and will be codified with the Vallejo Municipal Code (VMC) Chapter 7.62, [Vacant Building Ordinance](#) in June.

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](#).

OFFICE OF THE CITY ATTORNEY

Neighborhood Law Program (NLP)

Since the last reporting, the [Neighborhood Law Program](#) (NLP) worked with owners of two properties to complete the abatement of nuisances: 153 Baxter, where Fannie Mae evicted problem tenants, and 318 13th Street, where a private owner evicted problem



tenants. The NLP expects that at least three additional properties will be vacated within the next two weeks.

The NLP sent out 12 pre-nuisance letters and have received return correspondence on four. These property owners have taken an active role in abating conditions at their properties. NLP Attorneys will continue to monitor their actions and work towards achieving results at the properties that have yet to respond.

NLP Attorneys continue their community outreach by meeting with leaders of a new unofficial civic organization made up of approximately 15 nonprofit and faith-based organizations in Napa and Solano counties.

ECONOMIC DEVELOPMENT

Project Updates

The building permit has been issued for the "new" Habit Burger, previously a Wendy's restaurant, located on Plaza Drive (near Costco), with construction and renovations currently underway.

The Walmart Neighborhood Market is continuing to make great progress on the renovations to the previous Mervyn's building. The target date for the store opening is early July 2013. The Building Division has extended the option of issuing a Temporary Certificate of Occupancy (TCO) to Walmart for the store to start operations of sale prior to the final sign-off from the division.

The service station located at 2269 Tennessee Street, continues its renovations to the gas station. The Building Division anticipates the project will be complete in the near future.

Planning Division

During the City Council meeting on May 14, the Council unanimously approved the [Solano360 Specific Plan Project](#). The project involves the redevelopment of the 149-acre County Fairgrounds site.

The key features of the Plan include the following:

- 18.8 acres for entertainment-oriented commercial uses (e.g. Family Entertainment Centers) or businesses that combine eating and entertainment, small amusement parks, gaming, and similar uses within buildings and/or as outdoor venues, restaurant and retail activities, and up to 50 residential units above ground floor retail/commercial spaces
- 30 acres of major entertainment use or several smaller attractions
- 35 acres for the revitalized Solano County Fairgrounds area or "Fair of the Future" including built and open space venues and parking
- 2.2 acres of transit and parking including a parking structure
- 24.7 acres for major roadway and shared public parking to support the entertainment uses within and near the Plan Area

- 6 acres for a Creek Park and water feature that form the spine of a "Public Entertainment Core" connecting the Fair of the Future with the above defined mixed use development areas and major roadways.

The Solano County Board of Supervisors is expected to vote on the Council approved Development Agreement on June 11, 2013.

Amendments

The Planning Commission, on May 20, voted unanimously to forward a recommendation to adopt amendments to the Zoning Ordinance, Downtown Specific Plan, Mare Island Specific Plan and Waterfront Planned Development Master Plan regarding small-scale fast-food/quick-service restaurants. The recommendation will be considered by the City Council in the coming months.

The amendments will redefine fast-food restaurants to quick-service restaurants, permit quick-service restaurants that are less than 2,500 square feet in most commercial zones within the City, including: Downtown, Waterfront Master Plan area and on Mare Island, and reduces the parking requirement for these establishments.

The Planning Division is proposing an amendment to the Zoning Ordinance that will support efforts to encourage banquet activities, cultural and entertainment events as well as social or fraternal gatherings within the City's Waterfront Shopping and Service (CW) zoning district.

The objective is to allow waterfront properties to offer attractive venues for activities such as weddings, receptions, corporate meetings and other special events, and provide an opportunity for Vallejo to compete with other waterfront communities for these types of facilities and events. Residents are asked to provide feedback on [Open City Hall](#) through June 28. The Planning Commission Public Hearing is scheduled for Monday, June 17.

Statistics

During the period of May 6 to May 17, the following inquiries were processed:

- 39 Business License sign-offs
- 35 Planning application questions
- 29 General property inquiries
- 19 Zoning questions
- 18 Building Permit application reviews/sign-offs
- 5 Miscellaneous requests
- 10 Code Enforcement complaints

In addition, the department sent one public notice to approximately 28 property owners/organizations announcing upcoming meetings and proposed decisions on administrative permits.

FINANCE

The City Manager, in coordination with all City departments, released the [FY 2013-14 Proposed Budget](#). The document is prefaced by Mr. Keen's [budget message](#) which gives an overview of the City's financial standing, fiscal challenges and key guiding principles:

- Maintain a minimum 5% reserve, as proposed in the bankruptcy 5-year business plan
- Conservatively project revenues
- Use Measure B revenues only to augment existing services or rebuild reserves
- Use a five-year financial forecast
- Continue contributions to reduce OPEB long-term liabilities and address maintenance deficiencies

The Proposed Budget also includes proposed expenditures and revenues in the City's different funds, descriptions for the City's programs and organizational changes, a section with Proposed Measure B Appropriations by category, capital improvement project information, organizational charts, revenue assumptions and salary/benefit information.

A formal study session to discuss the budget is scheduled for Tuesday, May 28 during the regular City Council Meeting at 7:00 p.m. The City Council is scheduled to take action on the budget at its meeting on Tuesday, June 11. The public has been asked to provide comments and feedback on [Open City Hall](#).

FIRE

Commendation

On May 20, at approximately 4:30 p.m., multiple Engine Companies, Truck 21 and Battalion 21 responded to the report of a structure fire at 400 Ebbetts Pass Road in Vallejo. Upon arrival, command was established by Battalion Chief Urrutia on a working structure fire and the crew on Engine 23 initiated fire attack operations. Within sec-



onds after command was established, Battalion Chief Urrutia (photo left: Firefighter on the left) observed a victim trapped on a second floor balcony in need of immediate rescue from the smoke and flames pouring out of his apartment unit, and requested assistance from Engine 23. Acting Captain Hickey (photo right: second Firefighter from the left) then deployed a 24-foot ladder to the balcony where the victim was trapped in rapidly deteriorating conditions. With the assistance of Battalion Chief Urrutia, both staff were able to lift the victim onto the ladder and safely bring him to the ground level where medics began treating his second and third degree burns. Acting Captain Hickey also received a non-severe burn injury during the rescue.

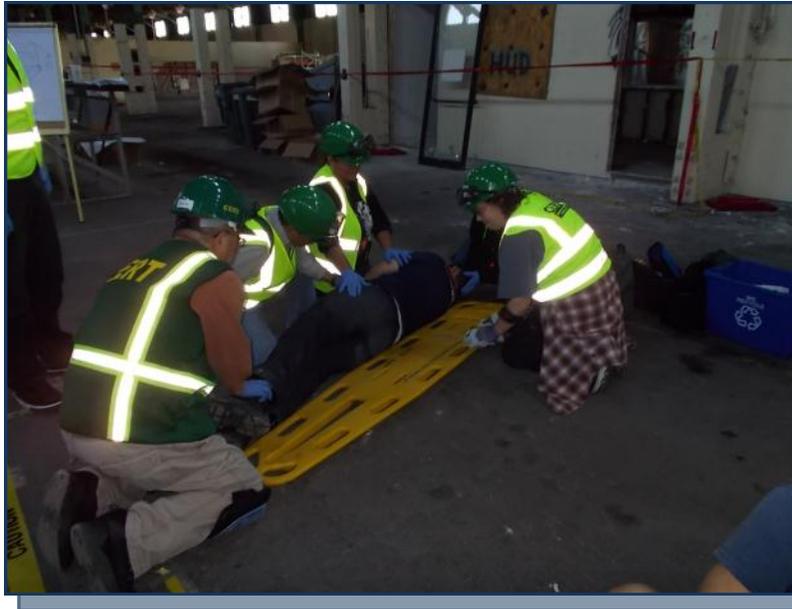
Fire crews proceeded to knock down the fire within several minutes and checked for fire extension within the two apartment units immediately involved in the incident. Currently, the victim is in stable condition at the Bothin Burn Center of Saint Francis Memorial Hospital in San Francisco.



A formal Letter of Commendation will be presented to the crews. This commendation is to immediately recognize the brave and rapid lifesaving actions of both Battalion Chief Urrutia and Acting Captain Hickey, and is to be shared with the crews of multiple Engine Companies and Truck 21 for their quick and efficient extinguishment of this fast moving fire. Congratulations to the crews and the outstanding service provided to the Vallejo community. Special recognition is shared with the City of American Canyon Engine 11 who provided mutual aid.

CERT Training Spring 2013

On March 12, the department began the first of 12, four-hour Community Emergency Response Team (CERT) training classes. The program is designed to better prepare Vallejo citizens in the event of a disaster. Firefighters conduct two separate classes each week for six weeks training residents on disaster preparedness, fire suppression and hazard control, disaster medicine, search and rescue, CERT incident command, and CERT response involving terrorism. Classes were held on Tuesday and Thursday nights, both classes cover the same course material. At the end of the six-week period, the course concluded with a simulated disaster which tested their ability to respond as a team on Saturday, April 20.



The course was taught by Vallejo firefighters and funded by a County wide FEMA grant and Measure B. The Spring 2013 class graduated 26 residents. To date, the department has prepared more than 200 residents as a result of their completion of the CERT program.

POLICE

Personnel

Retirements

Officer Brett Liddicoet

Officer Brett Liddicoet, #423, retired on May 10 after more than 27 years of service to the City of Vallejo from 1985 to 2013. Liddicoet served with honor as a patrol officer, range master, field training officer and most recently as a detective with the Northern California Computer Crimes Task Force.

Captain Lori Lee

After 30 years of dedicated service to the City of Vallejo, Captain Lori Lee, #482, will be retiring at the beginning of June. Captain Lee began her service to the public as an E.M.T. in 1981 and her career with the Vallejo Police Department as a reserve police officer in 1983. She began full time for Vallejo in 1990, serving in many assignments over the years including: honor guard, patrol, crime suppression, traffic, cadet program, community services, support services, hostage negotiation, management support, and a fellowship with the California Commission on Peace Officer Standards and Training. Among her many accomplishments, Captain Lee was instrumental in starting the Vallejo Police Cadet Program.

Captain Lee was promoted as follows:

- Corporal 1997
- Sergeant 1999
- Lieutenant 2001
- Captain 2007

Captain Lee was the 1993 Vallejo Police Officer of the Year. She has received numerous commendations, along with the Good Conduct Medal and Medal of Merit for her service. While serving the City of Vallejo, she also earned an Associate's, a Bachelor's and a Master's Degree.

Captain Ken Weaver

After 29 years as a police officer and 24 years of dedicated service to the City of Vallejo, Captain Ken Weaver, #470, will be retiring at the end of June. Captain Weaver began his law enforcement career in 1984 as a deputy with the Solano County Sheriff's Department. Captain Weaver started with the City of Vallejo in 1989, quickly moving through the ranks. Captain Weaver has held assignments in patrol, crime suppression, community services, detectives, the Northern California Computer Crimes Task Force, honor guard, SWAT, asset forfeiture, range master and bike patrol.

Weaver was promoted as follows:

- Corporal 2001
- Sergeant 2001
- Lieutenant 2007
- Captain 2012

Captain Weaver was the 1997 Vallejo Police Officer of the Year. He has received numerous commendations as well as the Good Conduct Medal for his service. He also earned his Bachelor's Degree while serving the City.

Promotions

Lieutenant Jim O'Connell – Promoted to Captain

With the retirement of Captain Lori Lee, Chief Kreins will promote Lieutenant Jim O'Connell, #501, to Police Captain on June 1. O'Connell is a veteran of the United States Army, having served in the Military Police Corps from 1982 to 1987 where he attained the rank of Sergeant. O'Connell continued his law enforcement career as a police officer with the Mill Valley Police Department where he attained the rank of Corporal. O'Connell transferred to the Vallejo Police Department in 1993. He has worked assignments in patrol, detectives, crime suppression, narcotics/special investigations, support services, bicycle patrol, field training coordinator, honor guard, and hostage negotiations.

O'Connell was promoted as follows:

- Corporal 1997
- Sergeant 2000
- Lieutenant 2005

O'Connell has numerous commendations, as well as the Good Conduct Medal and the Medal of Merit. He earned an Associates of Science degree in Administration of Justice from Solano College, a Bachelor of Science degree in Business from the University of Phoenix and a Master of Science in Criminal Justice from the California State University at Sacramento. O'Connell is a graduate of the Sherman Block Supervisory Leadership Institute, the Drug Enforcement Administration Drug Unit Commander Academy, and the California P.O.S.T. Command College. O'Connell has worked as an adjunct faculty member at Sacramento State University, Heald College and the University of Phoenix.

Lieutenant Lee Horton – Promoted to Captain

With the retirement of Captain Ken Weaver, Chief Kreins will promote Lieutenant Lee Horton, #543, to Police Captain on June 29. Horton is a veteran of the United States Air Force, having served as an F-15 Avionics Technician from 1988 to 1994 where he attained the rank of Staff Sergeant. He started his law enforcement career with the Daly City Police Department in 1995. In 1998, he transferred to the City of Vallejo. Horton quickly moved through the ranks with assignments in patrol, detectives, court liaison, community services, mobile field force, honor guard, field training coordinator, and professional standards.

Horton was promoted as follows:

- Corporal 2003
- Sergeant 2004
- Lieutenant 2008

Horton has received numerous commendations and the Good Conduct Medal, the Life Saving Medal, and the Medal of Courage for his service. Horton earned his Bachelor's Degree in Business Management from the University of Phoenix in 2003, and will earn his Master of Arts Degree in Human Services - Executive Leadership from Liberty University in October.

Recruitment

Police Officer Interviews for Lateral and Entry-level positions were held on May 20 through May 21. The Department was impressed by many of the candidates and hopes to move several into the background-check process.

Currently there are candidates from the recruiting efforts at the Napa and Santa Rosa Police Academies who are now undergoing the background-check process.

New Hire

The department is happy to announce that retired Vallejo Police Lieutenant Rick Nichelman, #478, has returned as a part-time civilian employee. Nichelman will be assigned to the Professional Standards Division to assist with the development of a new policy manual, recruitment and the Citizens Academy.

Nickeman was hired as a police officer in San Rafael in 1983. He came to Vallejo in 1989 and rose to the rank of Lieutenant. Nickeman excelled in a variety of assignments including SWAT, Patrol Ops, Investigations, Crime Suppression, NC3TF and Professional Standards. Nickelman retired in 2008, where, shortly thereafter, he worked for the San Francisco Police Department as the Director of Support Services.

Police Unity Tour 2013

Lieutenant Jim O'Connell, Corporal John Garcia and Jillian Capoot, the daughter of fallen Vallejo Police Officer Jim Capoot, represented the Vallejo Police Department at the 2013 Police Unity Tour from May 10 through May 12. The Unity Tour is a bicycle ride from New Jersey to Washington D.C., a distance of nearly 300 miles. The Unity Tour raises money for the National Police Officer Memorial. All funds service the memorial and provides support to the families of fallen Officers nationwide. This year the Tour raised \$1.7 million. The ride coincides with the ceremonies and memorials centered around National Police Week. All three representatives were supported by many generous public and private donors in the Vallejo community.



Operations Bureau

The Patrol Officers recently performed outstanding work in two unrelated situations; first, they successfully resolved a hostage situation at Kaiser Hospital. Second, the Patrol and the Hostage Negotiation Team talked a suicidal man down from a freeway overpass.

Vallejo patrol officers also did an excellent job at the double shooting in the 300 block of Arkansas Street on May 15. While cinching up the crime scene and attending to the two juvenile victims, Vallejo officers spotted the juvenile suspects on the railroad tracks nearby, chased and arrested them, and located the gun. Officers worked with Operation Goodwill Joint Operation which includes the CHP and Solano Sheriff's Office to bring the situation to a successful conclusion.

City Council Introduction

During the June 11 City Council Meeting, Chief Kreins will introduce five Vallejo Police Cadets. The Department will send these five to the Police Academy beginning in July. Chief Kreins will also introduce a newly hired Officer and the two new Police Captains, Jim O'Connell and Lee Horton.

Vallejo PD Open House

The Department is in the early stages of planning a Police Department Open House event for Vallejo residents. The department has tentatively schedule the event for Saturday, August 17.

PUBLIC WORKS

Public Works Week Celebrated

National Public Works Week is being celebrated this year May 19 through 25. The City Council presented a proclamation declaring the celebration of Public Works Week at their meeting on May 14. David Kleinschmidt, Director of Public Works, was pleased to receive the proclamation on behalf of the Department, after donning his "official Public Works gear," which included a safety jacket, hard hat, and sunglasses.



Public Works Open House

The department began the celebration of National Public Works Week by holding an open house at the Corporation Yard and the Fleming Hill Water Treatment Plant on



May 19. The various shops and sections of the Engineering, Water and Maintenance Divisions were on display to educate the public and provide demonstrations and exhibits.



More than 300 people attended the open house at the Corporation Yard, many having just come from the Water Treatment Plant, where over 80 people received the tour.

In addition to displays and exhibits, lunch, snacks, balloons and little goodies were provided throughout the day.

Vallejo Students Learn about Public Works

Being a maintenance worker, an engineer or even the Public Works Director could be a future reality of the third and fourth grade attendees of the Public Works Department Student Day at the Corporation Yard on May 20. Students from Cooper, North Hills and Beverly Hills Elementary Schools took a bus to the Corporation Yard to learn about Public Works and the City of Vallejo.



After receiving their “hardhat,” students were ready to go.

- Streets Maintenance: Students learned how crews repair streets and sidewalks. They were able to participate in patching a hole in the asphalt.
- Grounds Maintenance: Students learned about proper personal protective gear and safety, different plants and trees, and how an irrigation system works. Some received a refreshing spray of water from the irrigation display.

The students were able to see how crews reach the tall street lights and held one end of a measuring tape as the bucket truck took the other end 35 feet into the air.

- Signs & Markings: Students were educated about graffiti vandalism and watched a demonstration on removal techniques.

- Signals & Lighting: Students learned how traffic signals work by “driving” over the underground loop with a tricycle to change the signal from red to green. Students also learned about the new LED street lights, and how the photo cell works to turn the light on and off.
- Water Maintenance: Students learned how water travels from the treatment plant to their faucets and how breaks in the water main are repaired on the mini water system display. Crews discussed working in confined spaces and gave a demonstration of how underground water leaks are detected.



Water Conservation had a portable “EnviroScope” educational model set up depicting a miniature municipality complete with houses, streets, businesses, farms, drinking and wastewater treatment facilities, and their corresponding infrastructure components. Using the model, students went on an interactive tour of Vallejo’s drinking water sources, while exploring how water travels to and through the local community.

- Engineering: Displayed materials used in construction, including: steel rebar, asphalt blocks and a light pole section. Students also learned about how much education is needed to become a Registered Engineer. Students were quizzed on multiplication and on how to calculate volume.
- Recycling and Solid Waste: Students were provided an opportunity to spin the Recycling wheel to answer recycling questions. Students won prizes made out of recycled materials including: key chains and necklaces made out of recycled tires, mini recycling bins with plants or puzzles, and pencils recycled from money and old blue jeans.
- Fleet: Various pieces of equipment were on display, including: a high ranger bucket truck, the police peace keeper and a police patrol car with its button console to turn on the lights, siren and P.A. system.



Afterwards, students learned about the equipment and protective gear used by firefighters for fighting fires.

- Vallejo Sanitation and Flood Control District participated with a “show and tell” exhibit including a demonstration of how to enter a manhole, the robotic camera on wheels they use to see into sewer lines and the air boat they use on the water.

The event was a huge success, providing City employees the opportunity to showcase their work, educate Vallejo students, all while having a great time!

City's Annual Water Quality Report

The City's latest [Annual Water Quality Report](#) has been completed. Over the next two months, the report will be mailed out to each of the City's water customers along with their water bill. The report includes information on where our drinking water comes from, how it is treated and how its quality compares to drinking water standards.

UPCOMING EVENTS

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

Memorial Day - City Facilities Closed to the Public

Monday, May 27

City Council Meeting

Tuesday, May 28, at 7:00 p.m. in City Council Chambers

Planning Commission Meeting

Monday, June 3, 7:00 p.m. in City Council Chambers

Participatory Budgeting Steering Committee Meeting

Tuesday, June 4, at 6:30 p.m. - **Location to be Determined**

Housing and Redevelopment Commission

Thursday, June 6, at 7:00 p.m. in City Council Chambers

[City of Vallejo Communications Sign-up](#)

[City of Vallejo Facebook Page](#)

[Open City Hall](#)

[Nextdoor](#)