



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AMENDED AGENDA

VALLEJO CITY COUNCIL VALLEJO REDEVELOPMENT AGENCY

JANUARY 9, 2007

MAYOR
Anthony Intintoli, Jr.

CITY COUNCIL
Gary Cloutier, Vice Mayor
Gerald Davis
Tom Bartee
Hermie Sunga
Stephanie Gomes
Tony Pearsall

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.

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 Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Office of the City Clerk and are available for public inspection. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562, or at our web site: <http://www.ci.vallejo.ca.us/>

The Vallejo Sanitation & Flood Control District is located at 450 Ryder Street, (707) 644-8949. A public agenda book is available at the District Office during regular business hours for those desiring additional information on agenda items.



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.

ITEM

ACTION

VALLEJO CITY COUNCIL SPECIAL MEETING/CLOSED SESSION 6:00 P.M.– CITY COUNCIL CHAMBERS

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

- A. CONFERENCE WITH LABOR NEGOTIATIONS PURSUANT TO GOVERNMENT CODE SECTION 54957.6. NEGOTIATIONS: JOSEPH TANNER, CITY MANAGER; DENNIS MORRIS, HUMAN RESOURCES DIRECTOR, EMPLOYEE ORGANIZATION(S): INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1186 (IAFF) , VALLEJO POLICE OFFICERS ASSOCIATION (VPOA), INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW) AND CONFIDENTIAL, ADMINISTRATIVE, AND MANAGERIAL PROFESSIONALS (CAMP)
- B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY; PURSUANT TO GOVERNMENT CODE SECTION 54957 (b)(1)

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**VALLEJO CITY COUNCIL
REGULAR MEETING
7:00 P.M. -- CITY COUNCIL CHAMBERS**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS - NONE**
5. **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.

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

All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.

A. CITY COUNCIL MINUTES OCTOBER 4, 2005; OCTOBER 18, 2005, OCTOBER 25, 2005, NOVEMBER 1, 2005; NOVEMBER 15, 2005; NOVEMBER 29, 2005; DECEMBER 6, 2005; DECEMBER 13, 2005; SPECIAL MEETING/CLOSED SESSION NOVEMBER 8, 2005

B. APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF EIGHT (8) FORD CROWN VICTORIA POLICE VEHICLES FROM WONDRIES FLEET GROUP OF ALHAMBRA, CALIFORNIA IN ACCORDANCE WITH THE REQUIREMENTS OF REQUIEST FOR QUOTATION (RFQ) #502-2902-13.

PROPOSED ACTION: Adopt the resolution authorizing the purchase of eight (8) Ford Crown Victoria Police vehicles from Wondries Fleet Group of Alhambra, California. The total cost for these vehicles is \$213,220.79.

C. APPROVAL OF A RESOLUTION AWARDDING THE FY 2006-2007 WATER METERS REPLACEMENT PROJECT TO VULCAN CONSTRUCTION AND MAINTENANCE INC., OF FRESNO, CALIFORNIA

The City received nine (9) bids for the FY 2006-2007 Water Meters Replacement Project on December 21, 2006. The bids ranged from \$102,846.00 to \$1,945,916.00. Vulcan Construction and Maintenance Inc., of Fresno, California, submitted the lowest responsible bid in the amount of \$102,846.00. Staff has verified Vulcan's experience in relevant work from references. Staff likewise reviewed Vulcan's bid documents and found them in order.

PROPOSED ACTION: Adopt the resolution awarding the FY 2006-2007 Water Meters Replacement Project to the lowest responsible bidder, Vulcan Construction and Maintenance, Inc., of Fresno, California.

D. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH THE

DANGERMOND GROUP TO PREPARE THE FINAL MARE ISLAND REGIONAL PARK TASK FORCE REPORT

PROPOSED ACTION: Approve the attached Resolution authorizing the City Manager to execute a Consultant and Professional Services Agreement with the Dangermond Group.

E. APPROVAL OF A RESOLUTION AMENDING THE LABOR AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL AND PROFESSIONAL ASSOCIATION OF VALLEJO (CAMP)

The City and CAMP are parties to labor agreements covering the period of July 1, 1999 through June 30, 2010. The City projected a \$4 million budget deficit for this fiscal year, as well as a continuing budget deficit in the following years. CAMP agreed to meet and discuss a plan to assist with the budget deficit. CAMP's contribution towards the City's budget deficit is approximately \$150,000 beginning fiscal year 2007-2008.

PROPOSED ACTION: Staff is recommending that the City Council approve the attached resolution, authorizing the City Manager and the Director of Human Resources to sign a Supplemental Agreement amending the 1999-2010 CAMP Agreement.

CITY F. APPROVAL OF A RESOLUTION AMENDING THE LABOR AGREEMENT BETWEEN THE OF VALLEJO AND THE VALLEJO EXECUTIVE MANAGEMENT ASSOCIATION (VEMA)

The City and VEMA discussed the City's projected \$4 million budget deficit for this fiscal year, as well as a continuing budget deficit in the following years. VEMA agreed to implement a plan to assist with the budget deficit. VEMA's contribution towards the City's budget deficit is approximately \$42,000 beginning fiscal year 2007-2008.

PROPOSED ACTION: Staff is recommending that the City Council approve the attached resolution, authorizing the City Manager to sign a Supplemental Agreement with the employees of VEMA.

7. PUBLIC HEARINGS

A. PUBLIC HEARING FOR THE ABANDONMENT OF A PORTION OF SHASTA STREET RIGHT-OF-WAY BETWEEN ALABAMA STREET AND OHIO STREET

PROPOSED ACTION: Staff recommends adoption of a resolution abandoning portions of Shasta Street right-of-way between Alabama Street and Ohio Street.

8. POLICY ITEMS - NONE

9 RECESS TO A JOINT MEETING WITH THE VALLEJO REDEVELOPMENT AGENCY

10. ADMINISTRATIVE ITEMS

A. CONSIDERATION OF SECOND AMENDMENT TO THE TRIAD DOWNTOWN DISPOSITION AND DEVELOPMENT AGREEMENT; TERMINATION OF THE ASSIGNMENT AND

ASSUMPTION AGREEMENT RELATIVE TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO AND TRIAD DOWNTOWN VALLEJO, LLC; AND TERMINATION OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF VALLEJO AND TRIAD DOWNTOWN VALLEJO LLC

On October 28, 2005, the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement (DDA) with Triad Downtown Vallejo LLC (Triad) for the development of certain public and private parcels located within the boundaries of the Vallejo Central Redevelopment Project Area and the Marina Vista Redevelopment Project Area. The City of Vallejo entered into a Development Agreement (DA) with Triad regarding the proposed development. On December 20, 2005, the Agency and City authorized the execution of the First Amendment to the Triad Downtown DDA and the execution of the Assignment and Assumption Agreement relative to the DDA between the Agency and Triad and the execution of the Assignment and Assumption Agreement relative to the DA between the City and Triad.

As a result of the termination of the relationship between Triad and D.R. Horton, a Second Amendment to the Triad Downtown DDA and termination of the Assignment and Assumption Agreement relative to the DDA between Agency and Triad and the termination of the Assignment and Assumption Agreement relative to the DA between the City and Triad is necessary.

PROPOSED ACTION:

1. Agency – Adopt resolutions authorizing the execution of the Second Amendment to the DDA and the termination of the Assignment and Assumption Agreement to the DDA
2. City Council – Adopt resolutions authorizing the execution of the Second Amendment to the DDA, terminating the Assignment and Assumption Agreement to the DDA, and terminating the Assignment and Assumption Agreement to the DA

11. RECONVENE CITY COUNCIL MEETING

12. ADMINISTRATIVE ITEMS (CONTINUED)

B. CONSIDERATION OF EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT BETWEEN THE CITY OF VALLEJO AND TOURO UNIVERSITY REGARDING NORTH MARE ISLAND

A proposed Exclusive Right to Negotiate Agreement has been developed between the City of Vallejo and Touro University regarding North Mare Island. The agreement addresses an approach to move forward on the final transfer of Navy-owned parcels on Mare Island, including the approximately 90 acres Navy-owned acreage remaining on North Mare Island.

PROPOSED ACTION: Approve the attached resolution authorizing the City Manager to execute an Agreement to Negotiate Exclusively with Touro University for North Mare Island (Reuse Area #1A).

C. CONSIDERATION OF A RESOLUTION OF INTENTION DIRECTING PREPARATION & SUBMISSION OF ORDINANCES TO THE CITY COUNCIL AMENDING VALLEJO MUNICIPAL CODE CHAPTER 11.38 (CONTROL OF BACKFLOW & CROSS-CONNECTION TO MUNI WATER SYSTEM) AND VALLEJO MUNICIPAL CODE SECTION 11.48.120 (SERVICE CHARGES –

FIRE PROTECTION SERVICE CUSTOMER ACCOUNTS)

The "Downtown Vallejo Design Guidelines," adopted by the City Council in September 2005, include recommendations for the siting of utilities such as backflow prevention devices which make it difficult to conform to the installation requirements of Vallejo Municipal Code Chapter 11.38. In order to accommodate "non-standard" installations in the Downtown Specific Plan Area, or on other sites with space or design standard constraints, the Vallejo Municipal Code must be revised to address issues which arise with "non-standard" installations.

The Vallejo Municipal Code also needs to be revised to clarify that fire service charges are based on the size of the fire prevention device, not "meter" size. Currently, fire service charges are set in part to recover costs associated with the annual inspection of the backflow prevention devices which are a part of a fire prevention device apparatus. Staff recommends charging separately for the annual inspection and testing of backflow devices, instead of including this fee in the fire service charge, as it is done currently. The combined fees would result in no net increase in total monthly fees to the customer for fire service, and would allow for better tracking of backflow maintenance program revenue.

PROPOSED ACTION: Staff recommends adoption of a resolution of intention directing preparation and submission of ordinances to the City Council amending V.M.C. Chapter 11.38 (Control of Backflow and Cross-Connection to Municipal Water System), and Section 11.48.120 (Service Charges – Fire Protection Service Customer Accounts).

13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. APPROVAL OF RESOLUTION APPOINTING MEMBERS TO THE YOUTH ACTIVITIES COMMISSION

Applicants for the Youth Activities Commission were interviewed on November 13, 2006 and December 7, 2006.

PROPOSED ACTION: Adopt a resolution appointing members to the Youth Activities Commission.

14. WRITTEN COMMUNICATIONS

Correspondence addressed to the City Council or a majority thereof, and not added to the agenda by the Mayor or a Council member in the manner prescribed in Government Code, Section 54954.2, will be filed unless referred to the City Manager for a response. Such correspondence is available for public inspection at the City Clerk's office during regular business hours.

15. CITY MANAGER'S REPORT

16. CITY ATTORNEY'S REPORT

17. 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. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

18. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

19. CLOSED SESSION: *May recess to consider matters of pending litigation (GC 54956.9), personnel (GC 54957), labor relations (GC 54957.6), and real property negotiations (GC 54956.8). Records are not available for public inspection.*

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY;
PURSUANT TO GOVERNMENT CODE SEFTION 54957 (b)(1)

20. ADJOURNMENT

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**VALLEJO REDEVELOPMENT AGENCY
SPECIAL MEETING
7:00 P.M. -- CITY COUNCIL CHAMBERS**

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

1. CALL TO ORDER

- a. ROLL CALL

2. CONSENT CALENDAR ITEMS

All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.

- A. NONE

3. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF THE 2ND AMENDMENT TO THE DOWNTOWN DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND TRIAD DOWNTOWN VALLEJO LLC; THE TERMINATION OF ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF VALLEJO AND TRIAD DOWNTOWN VALLEJO, LLC.; AND THE TERMINATION OF ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO AND TRIAD DOWNTOWN VALLEJO, LLC

On October 28, 2005, the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement (DDA) with Triad Downtown Vallejo LLC (Triad) for the development of certain public and private parcels located within the boundaries of the Vallejo Central Redevelopment Project Area and the Marina Vista Redevelopment Project Area. The City of Vallejo entered into a Development Agreement (DA) with Triad regarding the proposed development. On December 20, 2005, the Agency and City authorized the execution of the First Amendment to the Triad Downtown DDA and the execution of the Assignment and Assumption Agreement relative to the DDA between the Agency and Triad and the execution of the Assignment and Assumption Agreement relative to the DA between the City and Triad.

As a result of the termination of the relationship between Triad and D.R. Horton, a Second Amendment to the Triad Downtown DDA and termination of the Assignment and Assumption Agreement relative to the DDA between Agency and Triad and the termination of the Assignment and Assumption Agreement relative to the DA between the City and Triad is necessary.

PROPOSED ACTION:

1. Agency – Adopt resolutions authorizing the execution of the Second Amendment to the DDA and the termination of the Assignment and Assumption Agreement to the DDA

2. City Council – Adopt resolutions authorizing the execution of the Second Amendment to the DDA, terminating the Assignment and Assumption Agreement to the DDA, and terminating the Assignment and Assumption Agreement to the DA

4. **ADJOURN TO THE CITY COUNCIL MEETING**

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