



City Hall
555 Santa Clara Street
Vallejo, CA 94590

(3rd) REVISED
AGENDA

VALLEJO CITY COUNCIL
VALLEJO REDEVELOPMENT AGENCY
FEBRUARY 13, 2007

MAYOR
Anthony Intintoli, Jr.

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

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.
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ITEM **ACTION**

NOTICE: Members of the public shall have the opportunity to address the Vallejo 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. Council 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.

VALLEJO CITY COUNCIL
SPECIAL MEETING
6:30 P.M. – CITY COUNCIL CONFERENCE ROOM

1. INTERVIEWS FOR APPOINTMENTS TO SISTER CITY COMMISSION

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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. **APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH NEW POINT GROUP, INC. FOR A PERIOD OF TWO YEARS, WITH THE OPTION FOR TWO ADDITIONAL YEARS, AT A NEGOTIATED COST OF \$33,000, TO COMPLETE THE REVIEW OF THE VALLEJO GARBAGE SERVICE SOLID WASTE AND RECYCLING RATE APPLICATION, FOR RATE YEAR BEGINNING OCTOBER 1, 2007**

On May 26, 2004, the City entered in to an agreement with the New Point Group, Inc., to complete the review of the Vallejo Garbage Service Solid Waste Rate Application and to review the Vallejo Recycling Curbside Recycling Rate Application. The agreement with NPG is scheduled to end on May 25, 2007; therefore, a Request for Proposals (RFP) was conducted to solicit proposals from qualified firms to complete the review of the Vallejo Garbage Service 2008 Solid Waste Rate Application, for rate year beginning October 1, 2007. Based on the outcome of the RFP, staff is recommending that Council adopt a resolution authorizing the City Manager to execute a consultant services agreement with the New Point Group, Inc. for a period of two years, with the option for two additional years, at a negotiated cost of \$33,000, to complete the review of the Vallejo Garbage Service Solid Waste and Recycling Rate Application, for rate year beginning October 1, 2007.

PROPOSED ACTION: Staff recommends authorizing the City Manager to execute a consultant services agreement with the New Point Group, Inc. for two years, with the option for two additional years, at a negotiated cost of \$33,000, to complete the review of the Vallejo Garbage Service Solid Waste and Recycling Rate Application, for rate year beginning October 1, 2007.

- B. CONSIDERATION OF AGREEMENT BETWEEN CITY OF VALLEJO, GENERAL MILLS, INC., AND BROOKS STREET CONSENTING TO GENERAL MILLS' ASSIGNMENT OF LEASE TO BROOKS STREET FOR LEASEHOLD INTEREST IN CITY OWNED PROPERTY AT 800 DERR STREET AND A RIGHT OF ENTRY AGREEMENT BETWEEN THE CITY AND GENERAL MILLS FOR REMEDIATION WORK

PROPOSED ACTION: Approve the resolution authorizing the City Manager to execute the Consent Agreement, the Right of Entry Agreement, and all other incidental documents necessary to consummate those transactions.

- C. APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 30, 2007

7. PUBLIC HEARINGS

- A. CONSIDERATION OF RESOLUTIONS ADOPTING 1) AN ADDENDUM TO THE VALLEJO STATION PROJECT AND WATERFRONT PROJECT FINAL ENVIRONMENTAL IMPACT REPORT, 2) AN ORDINANCE AMENDING THE WATERFRONT PLANNED DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES, AND 3) AN AMENDMENT TO THE DEVELOPMENT AGREEMENT TO IMPLEMENT THE REQUIREMENTS OF THE SETTLEMENT AGREEMENT WITH THE VALLEJO WATERFRONT COALITION

The Final EIR for the Vallejo Station and Waterfront projects was certified by the City Council in November of 2005. The Vallejo Waterfront Coalition subsequently filed a lawsuit challenging the EIR. After almost a year of negotiation, the Coalition, Callahan De Silva Vallejo, LLC, and the City reached an agreement to settle the lawsuit contingent upon several modifications to the project Planned Development Master Plan (PDMP) and Development agreement (DA). The Settlement Agreement was approved by the City Council on November 28, 2006. Although the overall scope of the project, land use pattern, and general design of the project is not proposed to be changed, the terms of the Settlement Agreement require several modifications to the PDMP and the DA.

PROPOSED ACTION: **The public hearing should be opened and the matter continued to February 27, 2007**

- B. CONSIDERATION OF AN APPEAL FROM DANA DEAN (REPRESENTING CLAYTON RANCH INVESTORS/HAL BOEX) OF THE PLANNING COMMISSION'S FAILURE TO APPROVE USE PERMIT APPLICATIONS 06-0011, 06-0012

PROPOSED ACTION: **Staff is requesting that the Public Hearing be opened the matter be continued to March 13, 2007 at 7:00 p.m.**

8. POLICY ITEMS - NONE

9. ADJOURN TO A SPECIAL JOINT MEETING WITH THE VALLEJO REDEVELOPMENT AGENCY

10. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF THE 3RD AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND CALLAHAN DESILVA VALLEJO LLC FOR THE WATERFRONT PROJECT

PROPOSED ACTION: **Continue the item to February 27, 2007**

- B RESOLUTION AMENDING THE GENERAL FUND BUDGET AND AUTHORIZING THE CITY MANAGER/ EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH MUNIFINANCIAL FOR CONSULTANT SERVICES RELATED TO THE FORMATION OF A NEW LANDSCAPE MAINTENANCE DISTRICT IN THE WATERFRONT, DOWNTOWN AND SURROUNDING NEIGHBORHOOD AREAS

At the Council meeting of February 6, 2007 staff presented an overview of the process and issues to be discussed with the public during the formation of this new Landscape Maintenance District (LMD) for the Waterfront, Downtown and surrounding neighborhood areas. The purpose of tonight's agenda item is to amend the General Fund Budget and authorize the City Manager/ Executive Director to execute a contract with MuniFinancial for consultant services related to the formation of this LMD.

PROPOSED ACTION: It is recommended that the Council approve a resolution amending the General Fund Budget to appropriate \$35,000 and authorizing the City Manager to execute a contract with MuniFinancial for consultant services related to the formation of a new landscape maintenance district in the waterfront, downtown and surrounding neighborhood areas. It is also recommended that the Agency approve a resolution authorizing the Executive Director to execute this contract with MuniFinancial.

11. RECONVENE THE CITY COUNCIL MEETING

12. ADMINISTRATIVE ITEMS (CONTINUED)

- C. CONSIDERATION OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR (FY) 2006/2007 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET

There are two approved projects that need additional funds in order to be completed: the Reynaissance Family Center (RFC) Facility Rehabilitation Project, which will provide sixteen beds of transitional housing at 2160 Sacramento Street, and the 100 Block of Benson Avenue in the Vallejo Heights Target Area. Because sufficient funds are not available to complete both projects, it is appropriate for the City to decide how and whether to proceed with these projects as described in the staff report.

The Community Development Commission and staff recommend the City amend the FY 2006/2007 CDBG Program Budget to: (1) allocate \$450,000 to the RFC Project, in the form of a loan, and (2) delay the Benson Avenue project, temporarily, but not later than April 30, 2007, by which time the City Council would consider whether sufficient funding is available to complete the project.

PROPOSED ACTION: Adopt the enclosed resolution of intention to amend the Fiscal Year 2006/2007 Federal Community Development Block Grant (CDBG) Program Budget, allocating additional funds to the Reynaissance Family Center Project, and delaying consideration of the Benson Avenue Project not later than April 30, 2007.

- D. APPROVE THE RESOLUTION AUTHORIZING THE CITY CLERK TO PUBLISH FOR TEN (10) DAYS IN THE LOCAL NEWSPAPER A NOTICE OF AVAILABILITY FOR REVIEW OF THE ASSOCIATION OF BAY AREA GOVERNMENTS' (ABAG) REPORT *TAMING NATURAL DISASTERS* AND ASSOCIATED DOCUMENTS (LOCAL HAZARD MITIGATION PLAN ANNEX AND MITIGATION STRATEGIES) IN PREPARATION FOR ADOPTION BY THE

COUNCIL AT A LATER DATE OF SAID REPORT AND ASSOCIATED DOCUMENTS AS THE CITY OF VALLEJO'S LOCAL HAZARD MITIGATION PLAN

The Federal Disaster Mitigation Act of 2000 requires all cities, counties and special districts to have a Local Hazard Mitigation Plan in place before any disaster mitigation funding can be received from the Federal Emergency Management Agency (FEMA). On March 17, 2005, ABAG adopted *Taming Natural Disasters* as the Local Hazard Mitigation Plan for the San Francisco Bay Area. The next logical step for the City of Vallejo is to adopt the same plan, including our local annex and strategy documents, for our use.

PROPOSED ACTION: Approve the Resolution authorizing the City Clerk to publish for ten (10) days a notice of availability for review of the ABAG report *Taming Natural Disasters* and associated documents (the Local Hazard Mitigation Plan ANNEX and Mitigation Strategies) in the Vallejo City Clerk's Office or the Vallejo Fire Prevention Division, in preparation for adoption of said report and associated documents as the City of Vallejo's Local Hazard Mitigation Plan.

E. CONSIDERATION OF A RESOLUTION OF INTENTION TO ADOPT AN INTERIM ORDINANCE ALLOWING TEMPORARY CONDITIONAL USE REGULATIONS WITHIN THE GEORGIA STREET CORRIDOR OF THE DOWNTOWN SPECIFIC PLAN AREA.

Staff is seeking authorization to prepare an interim ordinance for temporary conditional use regulations for the Downtown Georgia Street corridor. Certain specified conditional uses would be permitted to establish occupancy on the ground floor during an initial three (3) year period, and once established, would be allowed to continue for an additional three (3) year period before the ordinance would sunset and the Downtown Plan regulations would become fully effective once again. The draft Ordinance will be forwarded to the Planning Commission for their consideration and recommendation to the City Council within the next 60 days.

PROPOSED ACTION: Adopt a Resolution of Intention authorizing staff to prepare an interim Ordinance for temporary conditional use regulations for the Downtown Georgia Street corridor for a total period of six (6) years.

F. COMMUNITY DEVELOPMENT DEPARTMENT REORGANIZATION UPDATE

PROPOSED ACTION: This is an informational item for review and City Council input. No action proposed.

13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. APPOINTMENTS TO SISTER CITY COMMISSION

Applicants were interviewed earlier this evening.

PROPOSED ACTION: Adopt a resolution appointing/reappointing members to the Sister City 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.*

20. ADJOURNMENT

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VALLEJO REDEVELOPMENT AGENCY
SPECIAL JOINT 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. ADMINISTRATIVE ITEMS

- A. CONSIDERATION BY THE CITY COUNCIL AND REDEVELOPMENT AGENCY (AGENCY) OF THE 3RD AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND CALLAHAN DESILVA VALLEJO LLC FOR THE WATAERFRONT PROJECT

PROPOSED ACTION: Continue the item to February 27, 2007.

- B. APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSULTANT SERVICES AGREEMENT WITH MUNIFINANCIAL, INC., FOR CONSULTANT SERVICES RELATED TO THE FORMATION OF A NEW LANDSCAPE MAINTENANCE DISTRICT IN THE WATERFRONT, DOWNTOWN AND SURROUNDING NEIGHBORHOOD AREAS AND AMENDING THE GENERAL FUND BUDGET FOR CONSULTANT SERVICES

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PROPOSED ACTION: It is recommended that the Council approve a resolution amending the General Fund Budget to appropriate \$35,000 and authorizing the City Manager to execute a contract with MuniFinancial for consultant services related to the formation of a new landscape maintenance district in the waterfront, downtown and surrounding neighborhood areas. It is also recommended that the Agency approve a resolution authorizing the Executive Director to execute this contract with MuniFinancial.

3. ADJOURN TO THE CITY COUNCIL MEETING

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