



AGENDA VALLEJO CITY COUNCIL JULY 10, 2007

MAYOR
Anthony Intintoli, Jr.

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

City Hall
555 Santa Clara Street
Vallejo, CA 94590

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/>



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.

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

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 LEASE BETWEEN CITY OF VALLEJO AND AREA AGENCY ON AGING – 400 CONTRA COSTA STREET**

PROPOSED ACTION: Approve the resolution authorizing the City Manager to execute a lease between the City of Vallejo and the Area Agency on Aging and any amendments and other documents related to the lease that do not have a financial impact on the City.

B. **APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE A PURCHASE AGREEMENT WITH MOTOROLA, INC. FOR THE ACQUISITION OF MOTOROLA NETRMS, FIELD BASED REPORTING; A LEASE-PURCHASE AGREEMENT WITH BAYSTONE FINANCIAL GROUP FOR THE SEVENTY-FIVE MOBILE COMPUTER TERMINALS; AND THE PURCHASE OF ASSOCIATED HARDWARE**

In 2002, the City entered into a contract with Motorola, Inc., for the acquisition of integrated Police and Fire Computer Aided Dispatch, Records Management, and Field Based Reporting Systems. The dispatch element became operational in 2003, followed by records management in 2004. Field reporting was scheduled for implementation in 2005; however, prior to installation, Motorola began marketing a new field reporting product and announced that existing systems would not be upgraded or enhanced and that all support would terminate in approximately 2010. The Police Department suspended implementation of the field reporting element pending further discussions with Motorola and withheld payment of approximately \$200,000.

We have determined that Motorola's new field reporting product is superior to that originally proposed. Among other improvements, it includes the capability to transmit reports and images directly from mobile computer terminals in patrol cars to our Records Section, saving valuable staff time.

The Police Department has negotiated an agreement with Motorola to replace the existing Records Management System and install the newly designed Field Reporting System for \$211,544. Additional servers will be required to operate the new software. These servers will be purchased through the state contract at a cost of \$63,491.

Additionally, the Datalux Mobile Computer Terminals have exceeded their life expectancy and need replacement. They are out of warranty, they break down frequently, and we are no longer able to repair them. We have negotiated a three-year lease agreement with Baystone Financial Group for 75 Datalux Tracer 3 Mobile Computer Terminals at \$421,598 including tax and interest. The lease payments will be paid with State Law Enforcement Supplemental Grant Funds and Justice Assistance Grant Funds which are allocated annually and earmarked for public safety technology projects.

PROPOSED ACTION: Adopt the resolution approving the Purchase Agreement with Motorola, Inc. for the acquisition of Motorola NetRMS, Cruiser Field Based Reporting, the Lease-Purchase Agreement with Baystone Financial Group, and the purchase of associated hardware under the state contract.

- C. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A GRANT AWARD AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TARGETING THE REDUCTION OF ALCOHOL RELATED CRIMES ASSOCIATED WITH PROBLEMATIC ALCOHOLIC BEVERAGE OUTLETS

Vallejo has an on-going problem with alcohol related crimes. A number of the 185 alcoholic beverage outlets in the city generate excessive calls for police service, require an inordinate amount of police resources, and produce numerous community complaints. Problems associated with these outlets include public drunkenness, drunk driving, assaults, excessive noise, and the sale of alcohol to minors as well as drug trafficking and other criminal activities. Furthermore, the City of Vallejo has a serious problem with alcohol related traffic offenses. The Office of Traffic Safety released statistics that rank Vallejo 12th out of 50 similar cities for alcohol related collisions.

The Department of Alcoholic Beverage Control has awarded the Vallejo Police Department a grant in the amount of \$125,000 to address alcohol related issues. These funds will be used to assign a police officer and community prosecutor the task of identifying issues related to the alcoholic beverage outlets in the city, devise strategies to address the problems, and to enforce the city ordinances and alcohol statutes.

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute the proposed agreement between the Vallejo Police Department and the California Department of Alcoholic Beverage Control.

- D. APPROVAL OF THREE RESOLUTIONS APPROVING GRAHAM GARDENS SUBDIVISION

PROPOSED ACTION: Staff recommends adoption of three resolutions: 1) approving the Final Map; 2) approving the Plans and Specifications; and 3) authorizing the City Manager to sign a Subdivision Improvement Agreement and an Encroachment Agreement with Vallejo Neighborhood Housing Services, Inc., Non-Profit Public Benefit Corporation, a California Corporation.

- E. APPROVAL OF A RESOLUTION AMENDING THE CLASSIFICATION PLAN AND OTHER ACTIONS REGARDING THE CREATION OF A HUMAN RESOURCES SPECIALIST AND AUTHORIZING THE CITY MANAGER TO SIGN A SUPPLEMENTAL AGREEMENT WITH THE CITY OF VALLEJO AND THE CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL, AND PROFESSIONAL ASSOCIATION OF VALLEJO TO PLACE THE CLASSIFICATION INTO THE BARGAINING UNIT IN ACCORDANCE WITH ARTICLE VIII, SECTION 801 OF THE CITY CHARTER.

On April 9, 2007, the Civil Service Commission approved the classification of Human Resources Specialist and exempted the classification from Civil Service. The City Council's concurrence with this exemption is required in order to implement this classification. The City Council must also approve inclusion of this classification in the appropriate bargaining unit and adopt a salary range for the position. City and CAMP representatives have met and approved the addition of the Human Resources Specialist classification to salary range 135.

PROPOSED ACTION: Adopt a resolution concurring with the Civil Service Commission's action of exempting the Human Resources Specialist from Civil Service and authorizing the City Manager to sign a Supplemental Agreement with the Confidential, Administrative, Managerial, and Professional Association of Vallejo (CAMP) that adds the Human Resources Specialist classification to salary range 135.

- F. RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS, PRELIMINARY APPROVAL OF ENGINEER'S REPORT, DECLARATION OF INTENTION FOR THE LEVY AND COLLECTION OF ASSESSMENT FOR THE HIDDENBROOKE MAINTENANCE DISTRICT AND SETTING THE FISCAL YEAR 2007/2008 PUBLIC HEARING FOR JULY 24, 2007

This resolution formally starts the process for establishing the Fiscal Year (FY) 2007/2008 assessment for the Hiddenbrooke Maintenance District (HMD). The Landscaping and Lighting Act of 1972 provides for the levy and collection of assessments by the County of Solano for the City of Vallejo to generate sufficient revenue to pay for landscape maintenance services, operation, and improvements in landscape maintenance districts created under the Act.

PROPOSED ACTION: Adopt the resolution initiating proceedings for the levy and collection of assessments, preliminarily approving the Engineer's Report, declaration of intention for the levy and collection of assessments for the HMD and setting the FY 2007/2008 Public Hearing for July 24, 2007.

7. PUBLIC HEARINGS

- A. CONSIDERATION OF RESOLUTIONS COLLECTIVELY REFERRED TO AS "MARE ISLAND SPECIFIC PLAN AMENDMENT II" (SPA II) AS FOLLOWS: 1) APPROVAL OF A RESOLUTION APPROVING THE ADDENDUM TO THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE 2005 MARE ISLAND SPECIFIC PLAN AND AMENDING THE 2005 MARE ISLAND SPECIFIC PLAN; 2) APPROVAL OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 16.38 OF THE VALLEJO MUNICIPAL CODE; AND 3) APPROVAL OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE ADOPTING THE MARE ISLAND SPECIFIC PLAN, AS AMENDED, AS THE MARE ISLAND PLANNED DEVELOPMENT MASTER PLAN.

PROPOSED ACTION: Staff recommends that the City Council: (1) Approve the Resolution approving the Addendum to the Final Subsequent Environmental Impact Report for the 2005 Specific Plan and approving an Amendment to the

2005 Specific Plan (SP #98-01C), (2) Approve the Resolution approving the Amendment to Chapter 16.38 of the Vallejo Municipal Code regarding the Mare Island Amendment (CTA #06-0006) holding an Ordinance on first reading; and (3) Approve the Resolution adopting an Ordinance adopting the Mare Island Specific Plan, as amended, as the Mare Island Master Plan holding an Ordinance on first reading.

B. CONSIDERATION OF A RESOLUTION APPROVING THE PUBLIC HEALTH GOAL REPORT 2007

Staff has prepared a Public Health Goal report as required under state law. A public hearing must be held to accept and respond to public comment on the report which compares Vallejo's drinking water quality with public health goals adopted by California EPA's Office of Environmental Health Hazard Assessment and with maximum contaminant level goals set by the United States Environmental Protection Agency (USEPA). The City of Vallejo's water complies with all state and federal drinking water standards and maximum contaminant levels (MCLs) set to protect public health.

PROPOSED ACTION: Staff recommends adopting the resolution approving the Public Health Goal Report 2007.

8. POLICY ITEMS - None

9. ADMINISTRATIVE ITEMS

A. CONSIDERATION OF RESOLUTION TO NEGOTIATE EXCLUSIVELY FOR THE MARE ISLAND WETLANDS MITIGATION PROGRAM

There are over 3,700 acres of submerged lands, wetland, endangered species habitat and former dredge ponds on Mare Island. The City and Weston Solutions, Inc. staffs have been researching the utilization of all or a portion of the Mare Island's wetlands for a Wetlands Mitigation Program. An Agreement to Negotiate Exclusively has been negotiated between the City and Weston Solutions to allow the parties to further review this concept with stakeholders (e.g. Mare Island residents, developers) and assess the financial feasibility of the program.

PROPOSED ACTION: Approve the attached resolution authorizing the City Manager to execute an Agreement to Negotiate Exclusively for the Mare Island Wetlands Mitigation Program between the City of Vallejo and Weston Solutions in substantially the same form as the attached agreement, authorizing the City Manager to execute amendments that do not modify the financial impact of the agreement on the City or the intent of the agreement, with any changes in a form approved by the City Attorney.

B. CONSIDERATION OF A RESOLUTION OF INTENTION DIRECTING STAFF TO WORK WITH THE GREATER VALLEJO RECREATION DISTRICT (GVRD) TO UPDATE CHAPTER 3.18 OF THE VALLEJO MUNICIPAL CODE, LAND DEDICATION AND FEES FOR PARK AND RECREATION PURPOSES, AND TO UPDATE THE CURRENT FEE SCHEDULE

In 2005, the GVRD initiated the updating of their Park and Recreation Master Plan. During the preparation of the Master Plan, GVRD staff discovered that the existing park dedication fee authorized by Chapter 3.18 of the Vallejo Municipal Code (VMC) was not creating revenue sufficient to acquire land at current land prices. GVRD hired the firm of Government Financial Strategies, Inc. to evaluate the adequacy of the current fee. The study concludes that the cost of purchasing and improving parkland significantly exceeds revenues from the current fee. GVRD staff have requested that City staff facilitate a request to City Council to consider an impact fee adjustment. The City Attorney has determined that the Land Dedication and Fees for Park and Recreation Purposes ordinance needs additional amendments to address other issues including ordinance applicability, legal authority, use and disbursement of funds, and conformance with the general plan.

GVRD has agreed to reimburse the City to have the law firm of McDonough, Holland & Allen work with the City Attorney's office to draft the necessary updates to the text of Chapter 3.18.

PROPOSED ACTION: Approve a resolution of intention directing staff to work with GVRD to prepare an amendment to Chapter 3.18 of the VMC, Land Dedication and Fees for Park and Recreational Purposes, to update the fee schedule and other language as advised by the City Attorney.

C. CONSIDERATION OF A RESOLUTION ACCEPTING THE RIDGECREST
QUARTERLY REPORT

Pursuant to the settlement agreement in *Ridgecrest Homeowners Association v. City of Vallejo*, it was agreed that the City General Fund would reimburse the LMD program for inspection services provided to non-LMD areas of the City.

Outside inspection services provided by employees of the LMD program are normally associated with new development of neighborhoods that are located within an established LMD. Eventually the neighborhood will fall under the LMD program. However, until the neighborhood is accepted and LMD assessments can be collected, it is appropriate to charge an inspection cost for these "outside" activities and reimburse the LMD program. A developer fee is collected to pay for costs associated with the development prior to final acceptance, which would include costs for LMD inspectors' services. Also, periodically an emergency will require that an LMD inspector fill in temporarily for a non-LMD employee.

When time is spent on non-LMD services, it has been agreed that the appropriate fund will be charged and the LMD program account will be reimbursed. The Public Works Department maintains project-based time sheets for all non-management employees including LMD inspectors. On a quarterly basis, non-LMD costs are tabulated and reimbursed using a Public Works/Engineering account which was set up as part of the annual budget process.

PROPOSED ACTION: Adopt a resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period

of January 1, 2007 through March 31, 2007, for landscape inspection services provided by the LMD program in the amount of \$8,188.23 which has been transferred from the General Fund into the Landscape Maintenance Fund.

10. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES - NONE

11. 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.

12. CITY MANAGER'S REPORT

13. CITY ATTORNEY'S REPORT

14. 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.

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

16. 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.*

17. ADJOURNMENT

