



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA
VALLEJO CITY COUNCIL
VALLEJO REDEVELOPMENT AGENCY
OCTOBER 23, 2007

VALLEJO SANITATION & FLOOD CONTROL
DISTRICIT MEETING 6:00 P.M.

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/>



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**
 - A. **PRESENTATION OF PROCLAMATION FOR DOMESTIC VIOLENCE AWARENESS MONTH**
 - B. **PRESENTATION OF A PROCLAMATION FOR NATIONAL ADOPTION MONTH**
 - C. **PRESENTATION OF PROCLAMATION RECOGNIZING NOVEMBER AS SOLANO KIDS READ MONTH**

- D. PRESENTATION OF PROCLAMATION FOR CALIFORNIA STATE NUMISMATIC ASSOCIATION'S EIGHTH ANNUAL EDUCATIONAL SYMPOSIUM, SATURDAY, OCTOBER 27, 2007

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 MINUTES OF THE CITY COUNCIL MEETINGS OF AUGUST 1, AND SEPTEMBER 12, 2006 AND OCTOBER 2 AND OCTOBER 9, 2007

PROPOSED ACTION: Approve the minutes.

- B. CONSIDERATION OF TWO RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DECLARING INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) AND TO LEVY A SPECIAL TAX IN SUCH TERRITORY AND APPROVING ANNEXATION MAP NO. 2; AND (2) A RESOLUTION DECLARING INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) AND TO LEVY A SPECIAL TAX IN SUCH TERRITORY AND APPROVING ANNEXATION MAP NO. 2.

PROPOSED ACTION: Adopt two resolutions relating to Mare Island: (1) a resolution declaring intention to annex territory (Coral Sea Village South Unit 3) to Community Facilities District No. 2005-1A (Mare Island) and to levy a special tax in such territory, and approving Annexation Map No. 2; and (2) a resolution declaring intention to annex territory (Coral Sea Village South Unit 3) to Community Facilities District No. 2005-1B (Mare Island) and to levy a special tax in such territory, and approving Annexation Map No. 2.

- C. APPROVAL OF FISCAL YEAR 2007-2008 SERVICE AGREEMENT BETWEEN THE CITY OF VALLEJO AND SOLANO ECONOMIC DEVELOPMENT CORPORATION (SOLANO EDC)

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute a service agreement with the Solano EDC for Fiscal Year 2007-2008.

- D. APPROVAL OF FISCAL YEAR 2007-2008 SERVICE AGREEMENT BETWEEN THE CITY OF VALLEJO AND SOLANO COLLEGE SMALL BUSINESS DEVELOPMENT CENTER FOR THE PROVISION OF TECHNICAL ASSISTANCE TO VALLEJO SMALL BUSINESSES

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute a service agreement with the Solano College Small Business Development Center (SCSBDC) for the provision of technical assistance to Vallejo small businesses for Fiscal Year 2007-2008.

- E. APPROVAL OF A RESOLUTION AMENDING THE CLASSIFICATION PLAN REGARDING THE CREATION OF A WATER OPERATIONS MAINTENANCE PLANNER CLASSIFICATION AND AUTHORIZING THE CITY MANAGER TO SIGN A SUPPLEMENTAL AGREEMENT WITH THE CITY OF VALLEJO AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW) LOCAL 2376, AFL-CIO TO PLACE THE CLASSIFICATION INTO THE BARGAINING UNIT IN ACCORDANCE WITH ARTICLE VIII, SECTION 801 OF THE CITY CHARTER

PROPOSED ACTION: Adopt a resolution amending the Classification Plan regarding the creation of the Water Operations Maintenance Planner classification, and authorizing the City manager to sign a Supplemental Agreement with the International Brotherhood of Electrical Workers (IBEW) Local 2376, AFL-CIO that adds the Water Operations Maintenance Planner classification to salary range 37.

- F. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED FOR A CERTAIN EXISTING LANDSCAPE MAINTENANCE EASEMENT (LME) ACROSS THE PROPERTY LOCATED AT 300 KLEIN AVENUE TO TONYA TUCKER-JENKINS

PROPOSED ACTION: Adopt a resolution authorizing the City Manager to execute a quitclaim deed for a certain Landscape Maintenance Easement to Tonya Tucker-Jenkins.

- G. FINAL READING OF ORDINANCE AMENDING CHAPTER 3.18 OF THE VALLEJO MUNICIPAL CODE "LAND DEDICATION AND FEES FOR PARK AND RECREATION PURPOSES."

PROPOSED ACTION: Adopt the ordinance.

- H. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE ON-CALL TRAFFIC ENGINEERING SERVICES FOR THE CITY OF VALLEJO

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute a Consultant Services Agreement between the City of Vallejo and Kimley-Horn and Associates, Inc. to provide traffic engineering services in the City of Vallejo Public Works Department for an amount not to exceed \$150,000.00 for the period October 24, 2007, through October 23, 2008.

- I. SUBMISSION OF THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2007

PROPOSED ACTION: The report is an informational item only and does not require City Council action.

7. PUBLIC HEARINGS - NONE

8. POLICY ITEMS

- A. CONSIDERATION OF AN INTERIM ORDINANCE ADOPTED AS AN URGENCY MEASURE PURSUANT TO CALIFORNIA GOVERNMENT CODE §65858, INSTITUTING A MORATORIUM ON THE CONVERSION OF MOBILEHOME PARKS TO CONDOMINIUM OWNERSHIP UNTIL DECEMBER 7, 2007

Mobile home parks are a significant source of affordable housing in Vallejo, comprising almost 3 percent of the housing stock. A majority of mobile home park residents are estimated to be in the low or very low income categories. Under current state law, when a mobile home park converts to resident ownership, the City of Vallejo is very limited in its ability to condition approvals or to protect low-income tenants through rent control. The number of park conversions has recently increased throughout the State, in part, to circumvent local rent control ordinances. Vallejo's largest park has submitted an application to convert to ownership. The adoption of the proposed ordinance will provide staff the time to prepare a mobile home park conversion ordinance or other policy alternatives for the City Council's consideration.

PROPOSED ACTION: Adopt the proposed ordinance.

9. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF PROPOSED FISCAL YEAR 2007-2008 SURPLUS PROPERTY DISPOSITION

Pursuant to the Real Property Asset Management Policy adopted by City Council on February 27, 2007, staff has identified an initial list of proposed surplus properties to be considered for sale and/or lease. Disposing of surplus real property assets is one component of the City's asset management program.

PROPOSED ACTION: Approve the resolution authorizing staff to pursue the disposition of surplus real property during Fiscal Year 2007-2008.

10. ADJOURN TO SPECIAL MEETING OF THE REDEVELOPMENT AGENCY

11. RECONVENE CITY COUNCIL MEETING

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

13. 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.

14. CITY MANAGER'S REPORT

15. CITY ATTORNEY'S REPORT

16. 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.

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

18. 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.*

19. ADJOURNMENT

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

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

1. CALL TO ORDER

2. CONSENT CALENDAR

- A. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE REDEVELOPMENT AGENCY FISCAL YEAR 2007-08 BUDGET BY \$394,000 TO PROVIDE FOR REVENUE AND EXPENDITURES RELATED TO A SERVICE AGREEMENT WITH THE NATIONAL DEVELOPMENT COUNCIL

PROPOSED ACTION: Adopt a Resolution of Intention to amend the Fiscal year 2007-2008 Redevelopment Agency budget by \$394,000.

- B. APPROVAL OF MINUTES OF SPECIAL MEETING AUGUST 28, 2007 AND REGULAR MEETING OF SEPTEMBER 11, 2007

PROPOSED ACTION: Approve the minutes.

3. ADJOURN TO CITY COUNCIL MEETING