



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AGENDA

## VALLEJO CITY COUNCIL

### VALLEJO HOUSING AUTHORITY

(SPECIAL MEETING)

## NOVEMBER 27, 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/>



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 HOUSING AUTHORITY

#### SPECIAL MEETING

#### 6:45 P.M. – CITY COUNCIL CHAMBERS

1. ROLL CALL
2. CONSENT CALENDAR
  - A. APPROVAL OF MINUTES OF REGULAR HOUSING AUTHORITY MEETINGS FOR MAY 22, 2007; SPECIAL JOINT MEETING WITH THE VALLEJO CITY COUNCIL AND VALLEJO REDEVELOPMENT AGENCY FOR APRIL 17, 2007, AND THE SPECIAL MEETINGS OF JUNE 26, 2007 AND AUGUST 14, 2007

PROPOSED ACTION: Approve the minutes.

3. ADMINISTRATIVE ITEMS

A. APPROVAL OF THE REVISIONS TO CHAPTERS THREE, FIVE, FIFTEEN, EIGHTEEN, AND THE ELIMINATION OF CHAPTER NINETEEN OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO

Housing Authorities are required to maintain Administrative Plans by the U.S. Department of Housing and Urban Development (HUD). The purpose of the administrative plan is to establish policies for carrying out programs in a manner consistent with HUD requirements and local goals and objectives. Local goals and objectives are contained in the Housing Authority of the City of Vallejo's (VHA) one year and five year Agency Plans. HUD requires that the Administrative Plan be made available for public review. The full Administrative Plan is available on the City website at [www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us).

PROPOSED ACTION: Adopt the resolution approving the revisions to Chapters Three, Five, Fifteen, Eighteen, and the elimination of Chapter Nineteen, of the Administrative Plan.

4. ADJOURNMENT

**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 certificates of appreciation to Pioneer Business Tenants on Mare Island

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 OR HIS DESIGNEE TO ISSUE PURCHASE ORDERS FOR FOUR (4) FORD RANGER TRUCKS, AND ONE (1) FORD F-150 TRUCK**

**PROPOSED ACTION:** Adopt a resolution authorizing the City Manager or his designated representative to execute purchase orders for the acquisition of four (4) vehicles as described in RFQ #502-2902-29, 30 and 31 from Cornelius Ford of Vallejo, California for a total amount of \$72,669.00.

- B. **CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 1015 AZUAR DRIVE**

**PROPOSED ACTION:** Adopt a resolution approving the Historic Property Preservation Agreement with the property owner of 1015 Azuar Drive as recommended by the Architectural Heritage and Landmarks Commission.

- C. **CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 723 and 729 GEORGIA STREET**

**PROPOSED ACTION:** Adopt a resolution approving the Historic Property Preservation Agreement with the property owner of 723 and 729 Georgia Street as recommended by the Architectural Heritage and Landmarks Commission.

- D. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNATED REPRESENTATIVE TO ISSUE PURCHASE ORDERS TOTALING \$29,003.63 TO IRONMAN FOR THE INSTALLATION OF BEST AVAILABLE CONTROL TECHNOLOGY (BACT) ON DUMP TRUCK UNITS 453 AND 454

PROPOSED ACTION: Adopt a resolution authorizing the City Manager or his designated representative to issue purchase orders totaling \$29,003.63 for installation of Best Available Control Technology on dump truck Units 453 and 454 in order to meet the California Environmental Protection Agency deadline of December 31, 2007 for this upgrade.

- E. APPROVAL OF A RESOLUTION AWARDED THE RIGHT OF WAY CONSULTING SERVICES CONTRACT FOR THE VALLEJO STATION PROJECT TO OVERLAND PACIFIC AND CUTLER AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH OVERLAND PACIFIC AND CUTLER, OAKLAND, CA.

PROPOSED ACTION: Adopt a resolution awarding the Right of Way Consulting Services Contract for the Vallejo Station Project to Overland Pacific and Cutler and authorizing the City Manager to enter into a contract with Overland Pacific and Cutler.

- F. CONSIDERATION OF THREE RESOLUTIONS APPROVING THE MARE ISLAND CORAL SEA VILLAGE SOUTH UNIT 3, SUBDIVISION

PROPOSED ACTION: Adopt the following resolutions:

- Approving the Final Map
- Approving the Plans and Specifications for public improvements
- Authorizing the City Manager to sign the Subdivision Improvement Agreement

- G. ADOPTION OF A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 WITH PIONEER CONTRACTORS INC. FOR ADDITIONAL CONSTRUCTION IMPROVEMENTS AND FINAL ACCEPTANCE OF CONTRACT COMPLETION FOR THE RETROFITTING OF THE TRANSIT FACILITY ROOF

PROPOSED ACTION: Adopt a resolution approving Contract Change No. 1 for additional construction improvements for retrofitting of the Transit Facility Roof, accepting the work of Pioneer Contractors, Inc., San Francisco, California as complete, and authorizing the City Clerk to file a Notice of Completion in the Office of the Solano County Recorder.

## 7. PUBLIC HEARINGS

- A. CONSIDERATION OF A RESOLUTION CONTINUING THE PUBLIC HEARING RELATING TO THE ANNEXATION OF CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO

On October 23, 2007, Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A"), and set a public hearing for November 27, 2007. The proposed Council actions are to open the public hearing and to adopt a resolution to continue the public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A until December 18, 2007.

PROPOSED ACTION: Open the public hearing and adopt a resolution to continue the public hearing relating to the annexation of certain territory to Community Facilities District No. 2005-1A (MARE ISLAND) of the City of Vallejo until December 18, 2007.

**B. CONSIDERATION OF A RESOLUTION CONTINUING THE PUBLIC HEARING RELATING TO THE ANNEXATION OF CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO.**

On October 23, 2007, Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"), and set a public hearing for November 27, 2007. The proposed Council actions are to open the public hearing and to adopt a resolution to continue the public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B until December 18, 2007.

PROPOSED ACTION: Open the public hearing and adopt a resolution to continue the public hearing relating to the annexation of certain territory to Community Facilities District No. 2005-1B (MARE ISLAND) of the City of Vallejo until December 18, 2007.

**8. POLICY ITEMS - NONE**

**9. ADMINISTRATIVE ITEMS**

**A. CONSIDERATION OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS WITH JOE A. GONSALVES & SON, CALIFORNIA STRATEGIES & ADVOCACY, LLC AND BARNES MOSHER WHITEHURST LAUTER & PARTNERS TO SUPPORT THE CITY OF VALLEJO'S EFFORTS IN ADDRESSING SB 976 WHICH CREATED THE SAN FRANCISCO BAY AREA WATER EMERGENCY TRANSPORTATION AUTHORITY**

SB 976 (Torlakson), approved by the Governor on October 14, 2007, will become law on January 1, 2008. This bill creates the San Francisco Bay Area Emergency Transportation Authority with powers and duties to take over all of the funding and assets to operate the City of Vallejo's Baylink Ferry Service. Staff is recommending that the City take a proactive role in making sure that the impacts of this bill on Vallejo are properly addressed with any cleanup legislation and during implementation of SB 976. Staff has assembled a team to assist the City in this effort and is recommending authorization to enter into contracts with three consultants.

PROPOSED ACTION: Adopt a resolution authorizing the City Manager to enter into contracts with Joe A. Gonsalves & Son, California Strategies & Advocacy, LLC. and Barnes Mosher Whitehurst Lauter & Partners to support the City of Vallejo's efforts in addressing SB 976 which created the San Francisco Bay Area Water Emergency Transportation Authority.

- B. AN URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF VALLEJO EXTENDING AND IMPOSING A TEMPORARY MORATORIUM ON THE CONVERSION OF MOBILEHOME PARKS TO RESIDENT OWNERSHIP FOR A PERIOD OF TEN (10) MONTHS AND 15 DAYS

Staff has prepared a workplan for soliciting public input and analyzing the mobilehome park conversion issue, and finds that it is necessary to request that the City Council extend the moratorium until October 23, 2008 in order to complete the tasks outlined in the workplan. There is currently one application for a park conversion that would be potentially affected by this moratorium.

PROPOSED ACTION: Adopt an urgency ordinance extending and imposing a temporary moratorium on mobilehome park conversions until October 23, 2008 in order to enable staff to study the issue and prepare specific recommendations for amending the Zoning Ordinance and/or Subdivision Ordinance.

- C. CONSIDERATION OF A RESOLUTION ACCEPTING THE QUARTERLY RIDGECREST 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 Landscape Maintenance District ("LMD") program for inspection services provided to non-LMD areas of the City and that the City Council would accept a report documenting the transfer as an administrative item on a quarterly basis.

PROPOSED ACTION: Adopt a resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period of July 1, 2007 through September 30, 2007, for non-LMD landscape inspection services provided by the LMD program in the amount of \$14,730.06 which has been transferred from the General Fund into the Landscape Maintenance Fund.

- D. GENERAL FUND BUDGET UPDATE AND CONSIDERATION OF A RESOLUTION TO AMEND THE FISCAL YEAR 2007-2008 BUDGET

On November 13, 2007, City Council heard a General Fund budget update and adopted a resolution of intention to amend the Budget for Fiscal Year 2007-2008. This report is the second step of the required two-step budget amendment process. This report proposes revisions to the revenue and expenditure budget and staffing levels after analysis of current conditions and projections.

PROPOSED ACTION: Adopt a resolution amending the City's budget for Fiscal Year 2007-2008.

**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**