



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AGENDA

## VALLEJO CITY COUNCIL

### JOINT SPECIAL MEETING

### VALLEJO REDEVELOPMENT AGENCY

### AND VALLEJO CITY COUNCIL

## JANUARY 8, 2008

MAYOR  
Osby Davis

CITY COUNCIL  
Tom Bartee, Vice Mayor  
Hermie Sunga  
Stephanie Gomes  
Michael Wilson  
Joanne Schivley  
Erin Hannigan

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**

### **SPECIAL MEETING – CLOSED SESSION**

### **6:00 P.M. -- CITY COUNCIL CONFERENCE ROOM**

- A. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6. NEGOTIATORS: JOSEPH TANNER, CITY MANAGER; CRAIG WHITTON, ASSISTANT CITY MANAGER-COMMUNITY DEVELOPMENT; DENNIS MORRIS, HUMAN RESOURCES DIRECTOR; ROB STOUT, FINANCE DIRECTOR; EMPLOYEE ORGANIZATIONS: 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)

**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 DECLARING JANUARY AS NATIONAL BLOOD DONOR MONTH
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
  - A. APPROVAL OF MINUTES FOR THE APRIL 4, 2006 MEETING, AND THE MINUTES OF THE NOVEMBER 13, NOVEMBER 27, DECEMBER 4, AND DECEMBER 11, 2007 MEETINGS

PROPOSED ACTION: Approve the minutes.
  - B. FINAL READING OF ORDINANCE REZONING THE WEST SIDE OF THE 1700 BLOCK OF EL DORADO STREET TO PLANNED DEVELOPMENT DISTRICT (RESIDENTIAL) AND APPROVING A MASTER PLAN/UNIT PLAN FOR THE SITE

PROPOSED ACTION: Adopt the ordinance.
  - C. APPROVAL OF RESOLUTION AMENDING FISCAL YEAR 2007/2008 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT BETWEEN THE CITY OF VALLEJO AND GREATER VALLEJO RECREATION DISTRICT FOR SUMMER CAMP ACTIVITIES

PROPOSED ACTION: Adopt the resolution approving an amendment to the Agreement between the City of Vallejo and Greater Vallejo Recreation District for summer camp activities.
  - D. APPROVAL OF A RESOLUTION REJECTING ALL BIDS RECEIVED ON DECEMBER 13, 2007 FOR THE SERVICE PANEL REPLACEMENT FOR THE COLUMBUS PARKWAY PUMP STATION

PROPOSED ACTION: Adopt a resolution rejecting all bids received on December 13, 2007 for the Service Panel Replacement for the Columbus Parkway Pump Station.

- E. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR 2007-2008 WATER ENTERPRISE FUND BUDGET BY REDISTRIBUTING APPROVED CAPITAL APPROPRIATIONS INTO THE FISCAL YEAR 2006-2007 WATER MAIN CAPITAL IMPROVEMENT PROJECT (CIP) AND THE FLEMING HILL WATER TREATMENT PLANT UPGRADE PROJECTS

PROPOSED ACTION: Adopt a resolution of intention to amend the fiscal year 2007-2008 Water Enterprise Fund budget by redistributing approved capital appropriations into two existing capital projects.

- F. APPROVAL OF A RESOLUTION AMENDING THE FISCAL YEAR 2007-2008 CAPITAL IMPROVEMENT BUDGET BY ADDING FUNDS FROM EARNED INTEREST INCOME FOR THE BLUE ROCK SPRINGS EAST COURSE DRIVING RANGE IMPROVEMENT PROJECT

PROPOSED ACTION: Adopt a resolution to amend the fiscal year 2007-2008 Capital Improvement Program budget by adding \$125,000 to the Blue Rock Springs East Course Driving Range Improvement Project.

**7. PUBLIC HEARINGS - NONE**

**8. POLICY ITEMS – NONE**

**9. RECESS TO JOINT MEETING WITH THE VALLEJO REDEVELOPMENT AGENCY**

**10. ADMINISTRATIVE ITEMS**

- A. CONSIDERATION OF A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE TRIAD DOWNTOWN DISPOSITION AND DEVELOPMENT AGREEMENT

On October 28, 2005, the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement with Triad Downtown Vallejo LLC (Triad), which was subsequently amended by a First Amendment to Disposition and Development Agreement executed on January 13, 2006, amended by a Second Amendment to Disposition and Development Agreement, executed on January 9, 2007, and further amended by Operating Memorandum No.1 executed on April 19, 2007 (collectively the DDA). The DDA provides for the development of certain public and private parcels (Site), a portion of which is located within the boundaries of the Vallejo Central Redevelopment Project Area and a portion of which is located within the Marina Vista Redevelopment Project Area, both of which Redevelopment Project Areas have, since the Second Amendment, been merged with the Vallejo Waterfront Redevelopment Project Area and are a part of the Merged Downtown / Waterfront Redevelopment Project Area. Agency staff and the Developer have cooperated in the preparation of a Third Amendment to Disposition and Development Agreement (Third Amendment) to make certain modifications to the DDA, including

modifications to Section 705 (Affordability Covenants), Schedule of Performance (Attachment No. 3), Scope of Development (Attachment No. 4), and Method of Financing (Attachment No. 6), to further reflect actions and procedures to be employed during development of the Project with respect to Parcel A, and to make other conforming or clarifying changes to the DDA.

PROPOSED ACTION: Adopt the resolution approving the Third Amendment to the Downtown Disposition and Development Agreement.

B. DISCUSSION REGARDING THE PLACEMENT OF COMMUNITY FORUM ON THE COUNCIL AGENDA

PROPOSED ACTION: Information item only. No action required.

**11. ADJOURN TO 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-JOINT WITH CITY COUNCIL**  
**7:00 P.M. – CITY COUNCIL CHAMBERS**

**1. CALL TO ORDER**

A. ROLL CALL

**2. ADMINISTRATIVE ITEM**

A. CONSIDERATION OF THIRD AMENDMENT TO THE TRIAD DOWNTOWN DISPOSITION AND DEVELOPMENT AGREEMENT

On October 28, 2005, the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement with Triad Downtown Vallejo LLC (Triad), which was subsequently amended by a First Amendment to Disposition and Development Agreement executed on January 13, 2006, amended by a Second Amendment to Disposition and Development Agreement, executed on January 9, 2007, and further amended by Operating Memorandum No.1 executed on April 19, 2007 (collectively the DDA). The DDA provides for the development of certain public and private parcels (Site), a portion of which is located within the boundaries of the Vallejo Central Redevelopment Project Area and a portion of which is located within the Marina Vista Redevelopment Project Area, both of which Redevelopment Project Areas have, since the Second Amendment, been merged with the Vallejo Waterfront Redevelopment Project Area and are a part of the Merged Downtown / Waterfront Redevelopment Project Area. Agency staff and the Developer have cooperated in the preparation of a Third Amendment to Disposition and Development Agreement (Third Amendment) to make certain modifications to the DDA, including modifications to Section 705 (Affordability Covenants), Schedule of Performance (Attachment No. 3), Scope of Development (Attachment No. 4), and Method of Financing (Attachment No. 6), to further reflect actions and procedures to be employed during development of the Project with respect to Parcel A, and to make other conforming or clarifying changes to the DDA.

PROPOSED ACTION: Adopt a resolution authorizing the Executive Director to execute the Third Amendment to the Downtown Disposition and Development Agreement.

**3. ADJOURN TO CITY COUNCIL MEETING**