



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AMENDED<sup>1</sup> AGENDA

## VALLEJO CITY COUNCIL SPECIAL MEETING VALLEJO HOUSING AUTHORITY VALLEJO REDEVELOPMENT AGENCY AUGUST 19, 2008

MAYOR  
Osby Davis

CITY COUNCIL  
Tom Barteo, 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.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.



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 Special Meeting Agenda before or during consideration of that item. No other items may be discussed at this special meeting.

### VALLEJO CITY COUNCIL SPECIAL MEETING – CLOSED SESSION 5:00 P.M. – CITY COUNCIL CHAMBER

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

- A. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION: STEVEN KREITZMAN V. CITY OF VALLEJO, WORKERS' COMPENSATION APPEALS BOARD NOS. SFO 0489485, SFO 0489484 AND SFO 050289; PURSUANT TO SUBDIVISION (A) OF GOVERNMENT CODE SECTION 54956.9.

<sup>1</sup>A special meeting of the Housing Authority was added to permit consideration of Administrative Item 2A.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:  
PROPERTY: 485 SANTA CLARA STREET, VALLEJO, CA  
CITY NEGOTIATORS: JOE TANNER, CITY MANAGER, GARY LEACH, PUBLIC WORKS DIRECTOR, SUSAN MCCUE, ECONOMIC DEVELOPMENT PROGRAM MANAGER, ALLAN PANGANIBAN, SENIOR CIVIL ENGINEER AND STEVEN LONG, OVERLAND PACIFIC & CUTLER  
NEGOTIATING PARTIES: HILF - PAYARES PROPERTY, INC.,  
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:  
PROPERTY: 415 SANTA CLARA STREET, VALLEJO, CA  
CITY NEGOTIATORS: JOSEPH TANNER, CITY MANAGER, GARY LEACH, PUBLIC WORKS DIRECTOR, SUSAN MCCUE, ECONOMIC DEVELOPMENT PROGRAM MANAGER, ALLAN PANGANIBAN, SENIOR CIVIL ENGINEER AND STEVEN LONG, OVERLAND PACIFIC & CUTLER  
NEGOTIATING PARTIES: A.J. HIGGINS COMPANY, INC.  
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

**VALLEJO CITY COUNCIL**  
**SPECIAL MEETING**  
**5:45 P.M. -- CITY COUNCIL CHAMBER**

- A. INTERVIEWS FOR APPOINTMENT TO THE SOLANO COUNTY MOSQUITO  
ABATEMENT DISTRICT BOARD OF TRUSTEES
- B. INTERVIEWS FOR APPOINTMENT TO THE CIVIL SERVICE COMMISSION

**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. FIRST 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. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the second Community Forum listed later on the agenda.*

6. **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.*

7. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

- A. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH MUNICIPAL FINANCIAL SERVICES FOR CREATION OF THE 2009-2014 WATER UTILITY FINANCING PLAN AND RATE STUDY

**PROPOSED ACTION:** Adopt the resolution authorizing the City Manager to execute a consulting services agreement with Municipal Financial Services of Alameda, California, for creation of the 2009-2014 Water Utility Financing Plan and Rate Study in an amount not to exceed \$55,000.

- B. APPROVAL OF FIRST AMENDMENT TO CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH SANDRA SALERNO FOR MANAGING THE HUMAN RESOURCES DEPARTMENT

**PROPOSED ACTION:** Adopt the resolution amending the Consultant and Professional Services Agreement with Sandra Salerno for managing the Human Resources Department.

8. PUBLIC HEARINGS - NONE
9. POLICY ITEMS – NONE

**10. ADMINISTRATIVE ITEMS**

- A. CONSIDERATION OF A RESOLUTION APPROVING THE UPDATED INITIAL PROJECT REPORT FOR VALLEJO STATION INTERMODAL FACILITY PROJECT AND AUTHORIZING THE CITY MANAGER TO SUBMIT AN ALLOCATION REQUEST FOR REGIONAL MEASURE 2 FUNDS TO THE METROPOLITAN TRANSPORTATION COMMISSION FOR RIGHT OF WAY ACQUISITION

PROPOSED ACTION: Adopt the resolution approving the updated Initial Project Report for Vallejo Station Intermodal Facility project and authorizing the City Manager to submit an allocation request for Regional Measure 2 to the Metropolitan Transportation Commission for right of way acquisition.

**11. RECESS TO SPECIAL MEETING OF THE VALLEJO REDEVELOPMENT AGENCY**

**12. RECONVENE CITY COUNCIL MEETING**

**13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

- A. APPOINTMENT TO THE SOLANO COUNTY MOSQUITO ABATEMENT DISTRICT BOARD

PROPOSED ACTION: Adopt a resolution appointing one member to the Solano County Mosquito Abatement District Board of Trustees.

- B. APPOINTMENT TO THE CIVIL SERVICE COMMISSION

PROPOSED ACTION: Adopt a resolution appointing three members to the Civil Service Commission.

**14. RECESS TO SPECIAL MEETING OF THE VALLEJO HOUSING AUTHORITY**

**15. RECONVENE CITY COUNCIL MEETING**

**16. 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.*

**17. CITY MANAGER'S REPORT**

**18. CITY ATTORNEY'S REPORT**

**19. 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.*

**20. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

**21. CLOSED SESSION - NONE**

**22. ADJOURNMENT**

**VALLEJO REDEVELOPMENT AGENCY**  
**SPECIAL 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**

**2. ROLL CALL**

**3. CONSENT CALENDAR**

- A. APPROVAL OF A RESOLUTION ADOPTING RULES GOVERNING PARTICIPATION BY PROPERTY OWNERS AND THE EXTENSION OF REASONABLE PREFERENCES TO BUSINESS OCCUPANTS IN THE MERGED DOWNTOWN/WATERFRONT REDEVELOPMENT PROJECTS

PROPOSED ACTION: Approve the attached resolution adopting Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Merged Downtown/Waterfront Redevelopment Projects.

- B. APPROVAL OF REDEVELOPMENT AGENCY MINUTES FOR SPECIAL MEETING OF FEBRUARY 26, 2008 AND JOINT SPECIAL MEETINGS OF APRIL 8, 2008 AND APRIL 22, 2008

PROPOSED ACTION: Approve the minutes.

**4. ADJOURN TO CITY COUNCIL MEETING**

**VALLEJO HOUSING AUTHORITY**  
**SPECIAL MEETING**  
**7:00 P.M. CITY COUNCIL CHAMBERS**

***NOTICE:** Members of the public shall have the opportunity to address the Housing Authority 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**
2. **ROLL CALL**
3. **ADMINISTRATIVE ITEMS**
  - A. **CONSIDERATION OF A RESOLUTION AMENDING CHAPTER 4 OF THE ADMINISTRATIVE PLAN TO GIVE PRIORITY TO VICTIMS OF NATURAL AND MAN-MADE DISASTERS FOR HOUSING CHOICE VOUCHERS AS RECOMMENDED BY THE HOUSING AND REDEVELOPMENT COMMISSION**  
(Staff Report to be provided at meeting)  
  
**PROPOSED ACTION:** Adopt the resolution amending Chapter 4 of the Administrative Plan to give priority to victims of natural and man-made disasters for Housing Choice Vouchers.
4. **ADJOURN TO CITY COUNCIL MEETING**