



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AMENDED¹
AGENDA
VALLEJO CITY COUNCIL
SPECIAL MEETING
VALLEJO HOUSING AUTHORITY AND
VALLEJO REDEVELOPMENT AGENCY
MARCH 24, 2009
VALLEJO SANITATION & FLOOD CONTROL
DISTRICT – 6:00 P.M.

MAYOR
Osby Davis

CITY COUNCIL
Hermie Sunga, Vice Mayor
Tom Bartee
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 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
4:45 P.M. CITY COUNCIL CHAMBERS

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8: PROPERTY: 485 SANTA CLARA STREET, VALLEJO, CA
CITY NEGOTIATORS: JOSEPH TANNER, CITY MANAGER; CRAIG WHITTON, ASSISTANT CITY MANAGER-COMMUNITY DEVELOPMENT, 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 PROPERTIES, INC.

¹ Closed Session Item No. 4 has been added.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

2. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION: IN RE: CITY OF VALLEJO, CALIFORNIA, DEBTOR; UNITED STATES BANKRUPTCY COURT, EASTERN DISTRICT OF CALIFORNIA, CASE NO. 08-26813-A-9, PURSUANT TO SUBDIVISION (C) OF GOVERNMENT CODE SECTION 54956.9.
3. CONFERENCE WITH CITY'S LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6 CONCERNING THE FOLLOWING EMPLOYEE ORGANIZATION: INTERNATIONAL ASSOCIATION OF FIREFIGHTERS NO. 1186 (IAFF); INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW). THE CITY'S NEGOTIATORS ARE: JOSEPH M. TANNER, CITY MANAGER, CRAIG WHITTON, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT; ROBERT STOUT, FINANCE DIRECTOR; SANDY SALERNO, ACTING HUMAN RESOURCES DIRECTOR

NOTE: The Council will be meeting in closed session with its negotiators and staff to review its position and to give instructions to its negotiators concerning labor negotiations with the above-named employee organizations. No negotiations take place in the closed session between the Council and the employee organizations.

4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: INITIATION OF LITIGATION, PURSUANT TO SUBDIVISION (C) OF GOVERNMENT CODE SECTION 54956.9; NUMBER OF POTENTIAL CASES: ONE (1)

VALLEJO CITY COUNCIL
REGULAR MEETING
7:00 P.M. – 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 to address the City Council. 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. When called upon, each speaker should step to the podium to address the City Council. 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 FISCAL YEAR 2008-2009 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AGREEMENT WITH THE GREATER VALLEJO RECREATION DISTRICT IN THE AMOUNT OF \$125,000 FOR A NEW PLAY STRUCTURE IN CITY PARK

PROPOSED ACTION: Adopt the resolution.

- B. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT TO IMPLEMENT A HABITAT RESTORATION PROJECT IN BLUE ROCK SPRINGS CREEK WITH THE SOLANO RESOURCE CONSERVATION DISTRICT

PROPOSED ACTION: Adopt the resolution.

- C. APPROVAL OF A RESOLUTION ACCEPTING THE RESIGNATION OF MARY THOMPSON FROM THE CODE ENFORCEMENT APPEALS BOARD

PROPOSED ACTION: Adopt the resolution.

- D. APPROVAL OF CITY COUNCIL MINUTES FOR THE MEETINGS OF APRIL 4, 2006, MARCH 3, 2008, OCTOBER 21, 1008 AND NOVEMBER 18, 2008

PROPOSED ACTION: Approve the minutes.

- E. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SETTLE CLAIM NO. 08-068A FILED BY MR. AND MRS. PERCY GUBA IN THE AMOUNT OF \$56,143.33, CLAIM NO. 08-068B FILED BY MR. AND MRS. PATRICK GRATE IN THE AMOUNT OF \$35,444.01; AND CLAIM NO. 08-068C FILED BY MS. VAN ZERERN IN THE AMOUNT OF \$3,364.58, RELATED TO DAMAGES CAUSED BY FLOODING DUE TO A WATER LINE BREAK ON TENNESSEE STREET ON OCTOBER 25, 2008

PROPOSED ACTION: Adopt the resolution.

- F. APPROVAL OF TWO RESOLUTIONS: 1) APPROVING CONTRACT CHANGE ORDERS AND FORCE ACCOUNT WORK AND 2) ACCEPTING THE WORK PERFORMED BY J. A. GONSALVES & SON CONSTRUCTION INC. FOR THE ADMIRAL CALLAGHAN LANE IMPROVEMENT PROJECT AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

PROPOSED ACTION: Adopt the resolutions.

- G. APPROVAL OF A RESOLUTION ACCEPTING THE SUBDIVISION IMPROVEMENTS FOR SYCAMORE PLACE II AS COMPLETE FROM WESTERN PACIFIC HOUSING, INC., DBA D. R. HORTON

PROPOSED ACTION: Adopt the resolution.

- H. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR 2008-2009 WATER ENTERPRISE FUND BUDGET BY ADDING THE TRAVIS CLEARWELL INTEGRATION PROJECT (WT7040) WITH \$160,000 IN APPROPRIATIONS FROM UNENCUMBERED, UNRESERVED FUND BALANCE IN TRAVIS CAPITAL EQUIPMENT RESERVE (FUND 410) FULLY FUNDED BY THE U.S. AIR FORCE

PROPOSED ACTION: Adopt the resolution.

8. RECESS TO SPECIAL JOINT MEETING WITH THE VALLEJO HOUSING AUTHORITY AND THE VALLEJO REDEVELOPMENT AGENCY

9. ADMINISTRATIVE ITEM

- A. REVIEW OF AFFORDABLE HOUSING PROGRAMS AND FUNDING AND CITY COUNCIL INPUT ON PROPOSED RE-ALLOCATION OF FUNDS APPROPRIATED FOR AFFORDABLE HOUSING DEVELOPMENT

PROPOSED ACTION: Informational item only. No action will be taken.

10. RECONVENE CITY COUNCIL MEETING

11. PUBLIC HEARINGS

- A. CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 16.64 OF THE VALLEJO MUNICIPAL CODE, ENTITLED "SIGNS" TO ALLOW EXISTING OFF-SITE BILLBOARD SIGNS TO BE REPLACED OR RELOCATED WITH A NEW STRUCTURE AND SIGN, INCLUDING DIGITAL/ELECTRONIC SIGNS ALONG FREEWAYS

PROPOSED ACTION: Adopt the resolution.

- B. CONSIDERATION OF A RESOLUTION DIRECTING STAFF TO FORWARD THE DRAFT HOUSING ELEMENT TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

PROPOSED ACTION: Adopt the resolution.

12. POLICY ITEMS - NONE

13. ADMINISTRATIVE ITEMS (Continued)

- B. GENERAL FUND BUDGET UPDATE AND CONSIDERATION OF RESOLUTION OF INTENTION TO AMEND THE FY 2008-09 BUDGET

PROPOSED ACTION: Adopt the resolution.

- C. DISCUSSION OF AMENDING CHAPTER 7.58 OF THE VALLEJO CODE, ENTITLED "SOCIAL NUISANCE ORDINANCE" AND DETERMINATION WHETHER TO DIRECT THE CITY MANAGER TO PREPARE A RESOLUTION OF INTENTION TO AMEND THE ORDINANCE (REQUESTED BY COUNCILMEMBER HANNIGAN)

PROPOSED ACTION: Action as determined by City Council.

- D. CONSIDERATION OF A RESOLUTION AMENDING THE CITY'S PARKING FINE SCHEDULE BY INCREASING THE CIVIL PENALTIES FOR PARKING VIOLATIONS

PROPOSED ACTION: Adopt the resolution.

14. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

- A. CONSIDERATION OF A RESOLUTION APPOINTING MEMBERS TO THE CHARTER REVIEW COMMITTEE

PROPOSED ACTION: Adopt the resolution.

15. 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.

16. CITY MANAGER'S REPORT

17. CITY ATTORNEY'S REPORT

18. COMMUNITY FORUM

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

20. CLOSED SESSION - NONE

21. 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. **ADMINISTRATIVE ITEM**
 - A. REVIEW OF AFFORDABLE HOUSING PROGRAMS AND FUNDING AND REDEVELOPMENT AGENCY BOARD INPUT ON PROPOSED RE-ALLOCATION OF FUNDS APPROPRIATED FOR AFFORDABLE HOUSING DEVELOPMENT

PROPOSED ACTION: Informational item only. No action will be taken.
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 ITEM

- A. REVIEW OF AFFORDABLE HOUSING PROGRAMS AND FUNDING
AND HOUSING AUTHORITY BOARD INPUT ON PROPOSED RE-
ALLOCATION OF FUNDS APPROPRIATED FOR AFFORDABLE HOUSING
DEVELOPMENT

PROPOSED ACTION: Informational item only. No action will be taken.

4. ADJOURN TO CITY COUNCIL MEETING