



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA
VALLEJO CITY COUNCIL
SPECIAL MEETING – 5:30 P.M.
REGULAR MEETING – 7:00 P.M.

**VALLEJO SANITATION AND FLOOD
CONTROL DISTRICT**
REGULAR MEETING – 6:00 P.M.

VALLEJO REDEVELOPMENT AGENCY
SPECIAL MEETING – 7:00 P.M.

VALLEJO HOUSING AUTHORITY
SPECIAL MEETING – 7:00 P.M.

MAYOR
Osby Davis

CITY COUNCIL
Michael Wilson, Vice Mayor
Marti Brown
Stephanie Gomes
Erin Hannigan
Joanne Schivley
Hermie Sunga

MAY 10, 2011

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.

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.
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VALLEJO CITY COUNCIL
SPECIAL MEETING – 5:30 P.M.
COUNCIL CHAMBERS
MAY 10, 2011

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.

1. **CALL TO ORDER**
2. **ROLL CALL**

3. CLOSED SESSION

- A. 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

4. ADJOURNMENT

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MAY 10, 2011**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

- A. Proclamation declaring May 22 through May 28, 2011 as “National Safe Boating Week”
- B. Proclamation commending Sharon McGriff-Payne for her research and writings related to African American history in Vallejo and in California
- C. Proclamation declaring May 2011 as “Older Americans Month”
- D. Mayor’s Cup Fund Presentations to Greater Vallejo Recreational District, the Florence Douglas Senior Center, Solano County Library Foundation, and Fighting Back Partnership

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 Minutes

Recommendation: By motion, approve City Council Minutes for the meetings of:
1) April 26, 2011 (closed) and 2) April 26, 2011 (regular)
Contact: Sherry M. Kelly, Interim City Clerk, 648-4527

B. City Treasurer’s Investment Report

Recommendation: By motion, accept the Treasurer’s Investment Report for the Quarter ending March 31, 2011
Contact: David N. Millican, Interim Finance Director, 648-4592

- C. **November 8, 2011 General Municipal Election**
Recommendation: Adopt two Resolutions: 1) calling for a General Municipal Election for purpose of electing municipal officers on November 8, 2011 and requesting consolidation of the election with Vallejo City Unified School District and 2) setting the fees for the cost of Candidate Statements of Qualifications
 Contact: Sherry M. Kelly, Interim City Clerk, 648-4527
- D. **Commission Rules and Regulations**
Recommendation: By motion, hold on first reading an Ordinance amending the Vallejo Municipal Code by repealing Chapter 2.26 – The Community Development Council in its entirety and adding a new Chapter 2.26 – General Regulations for Boards, Commissions and Committees
 Contact: Sherry M. Kelly, Interim City Clerk, 648-4527
- E. **Capital Improvement Program Budget Amendment**
Recommendation: Adopt a Resolution amending the Fiscal Year 2010-11 Capital Improvement Program Budget by transferring \$579,440 to the Country Club Crest Project from the Downtown Streetscape Project and the Prop 42 Street Maintenance Project
 Contact: David A. Kleinschmidt, Public Works Director, 648-4315
- F. **Water Awareness Month**
Recommendation: By motion, declare May 2011 as “Water Awareness Month”
 Contact: David A. Kleinschmidt, Public Works Director, 648-4315
- G. **Acceptance of Subdivision Improvements – Waterstone Unit 1A**
Recommendation: Adopt a Resolution authorizing the City Manager to accept the Subdivision Improvements for Waterstone Unit 1A (Bordoni Ranch) as complete from Braddock and Logan Services, Inc.
 Contact: David A. Kleinschmidt, Public Works Director, 648-4315
- H. **Contract - Hollywood Pump Station Project**
Recommendation: Adopt a Resolution authorizing the Public Works Director to execute Contract Change Order No. 1 with Clyde G. Steagall, Inc. in an amount not to exceed \$99,144.18 to perform various extra work under the existing Contract for the Hollywood Avenue 400 and 292 Zones Pump Station Project
 Contact: David A. Kleinschmidt, Public Works Director, 648-4315
- I. **Predator Management Plan for Mare Island**
Recommendation: By motion, authorize the City Manager to execute a Scope of Work and Financial Plan for the Predator Management Program on Mare Island in an amount not to exceed \$47,577.79
 Contact: David A. Kleinschmidt, Public Works Director, 648-4315

J. **Central Permit Center**

Recommendation: By motion, authorizing the City Manager to issue a Purchase Order to Jones-Campbell Company in an amount not to exceed \$95,000 for new office work stations for a Central Permit Center and adopt a Resolution of Intention to amend the Budget for Fiscal Year 2010-11 to appropriate \$56,000 of the un-appropriated permit streamlining fund balance for central permit counter expenses

Contact: Craig Whittom, Assistant City Manager, 648-4579

K. **Easements – Vallejo Sanitation Flood Control District**

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Grant Deed for Utility Easements for a portion of Assessor Parcel Nos. 0058-090-220 and 0058-090-030, located at the Southern Waterfront, to the Vallejo Sanitation and Flood Control District

Contact: David A. Kleinschmidt, Public Works Director, 648-4315

L. **Transfer of Property to Vallejo City Unified School District**

Recommendation: Adopt a Resolution determining that public policy does not necessitate the filing of a Parcel Map for the subdivision of land located at Valle Vista and Napa Street (APN 0054-020-140 and 0054-020-150) to be conveyed by EnviroFinance Group LLC to the Vallejo City Unified School

Contact: Michelle Hightower, Acting Planning Manager, 648-4506

M. **Cost Recovery for Emergency Response**

Recommendation: Adopt a Resolution of Intention directing the City Manager to prepare an Ordinance amending the Vallejo Municipal Code by adding Vallejo Municipal Code Chapter 3.70 related to Cost Recovery for Emergency Response for Motor Vehicle and Vessel Incidents, including those resulting from the operation of vehicles or vessels while under the influence of alcohol or drugs, hazardous substance or materials release, including pipeline and power line incidents, and firefighting expenses resulting from negligently causing or setting fires that spread to public or private property

Contact: Douglas Robertson, Fire Chief, 648-4420 and Robert Nichelini, Police Chief, 648-4540

8. **RECESS TO THE REDEVELOPMENT AGENCY MEETING**

9. **RECONVENE TO THE CITY COUNCIL MEETING**

10. **PUBLIC HEARINGS**

A. **Action Plan and CDBG and Home Allocations**

Recommendation: Conduct a Public Hearing and upon conclusion, adopt a Resolution approving the Fiscal year 2011-12 Action Plan and the Allocation of CDBG and HOME Program Funds for Fiscal Year 2011-12 and Fiscal Year 2012-13

Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

B. Temple Art Lofts Project

Recommendation: Conduct a Public Hearing and upon conclusion, adopt a Resolution approving the issuance of tax-exempt multifamily Housing Revenue Bonds by the California Municipal Finance Authority in an amount not to exceed \$8 million for the benefit of Temple Art Lofts Associates, LLC to assist in the financing of the acquisition, rehabilitation, and construction of 707-715 Marin Street to establish the Temple Art Lofts, a multifamily rental housing development
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

11. POLICY ITEMS - NONE

12. ADMINISTRATIVE ITEMS

A. City Manager Report on Recommendations of the Mayor’s Task Force on Prostitution

Recommendation: Review the Report and by motion, approve taking all actions that are in accord with the recommendations of the Mayor’s Task Force on Prostitution and the City Manager’s Office and express thanks to the members of the Task Force for their dedicated and creative thinking in identifying steps to deal with the problems of prostitution in the City
Contact: Phil Batchelor, City Manager, 648-4576

13. RECESS TO JOINT MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

14. ADMINISTRATIVE ITEMS

B. Affordable Housing Funds *(The report for this item will be presented as part of report being presented at the Joint Meeting with the Housing Authority)*

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Loan Agreement in the amount of \$400,000 in Community Development Block Grant funds, previously appropriated for affordable housing development, and \$150,000 of Neighborhood Stabilization Program 1 program income, which is currently unallocated, with Temple Art Lofts, L.C., or an affiliate, to assist in the rehabilitation and construction of the Temple Art Lofts project at 707-715 Marin Street, a multifamily rental housing development
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

15. RECONVENE TO THE CITY COUNCIL MEETING

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

17. WRITTEN COMMUNICATIONS - NONE

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.

18. CITY MANAGER’S REPORT

19. CITY ATTORNEY’S REPORT

20. 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.

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

22. CLOSED SESSION

23. ADJOURNMENT

**VALLEJO REDEVELOPMENT AGENCY
SPECIAL MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MAY 10, 2011**

CHAIR
Osby Davis

MEMBERS:
Vice Chair Michael Wilson
Marti Brown
Stephanie Gomes
Erin Hannigan
Joanne Schivley
Hermie Sunga

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. **ROLL CALL**
3. **CONSENT CALENDAR AND APPROVAL OF AGENDA**
 - A. **Approval of Minutes**

Recommendation: By motion approve the Redevelopment Agency Minutes for the meeting of April 12, 2011 (special)
Contact: Sherry M. Kelly, Secretary, 648-4527
 - B. **City Treasurer’s Investment Report**

Recommendation: By motion, accept the City Treasurer’s Investment Report for the Quarter ending March 31, 2011
Contact: David N. Millican, Interim Finance Director, 648-4592
 - C. **Easement – Vallejo Sanitation and Flood Control District**

Recommendation: Adopt a Resolution authorizing the Executive Director to execute Grant Deeds for Utility Easements for portions of Assessor Parcel Nos. 0058-090-190, 0055-180-040, 0058-180-050, 0058-050-040, 0058-050-050, 0058-050-070 and 0055-80-030, located at the Southern Waterfront, to the Vallejo Sanitation and Flood Control District
Contact: David A. Kleinschmidt, Public Works Director, 648-4315
4. **ADJOURN TO THE CITY COUNCIL MEETING**

**VALLEJO HOUSING AUTHORITY
SPECIAL MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MAY 10, 2011**

CHAIR
Osby Davis

MEMBERS:
Vice Chair Michael Wilson
Marti Brown
Stephanie Gomes
Erin Hannigan
Joanne Schivley
Hermie Sunga
Lorrayne Hightower
Lydia Pitchford

Notice: Members of the public shall have the opportunity to address the Housing Authority 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. **ROLL CALL**

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

A. **Approval of Minutes**

Recommendation: By motion, approve the Housing Authority Minutes for the meeting of April 12, 2011 (special)
Contact: Sherry M. Kelly, Secretary, 648-4527

B. **City Treasurer's Investment Report**

Recommendation: By motion, accept the City Treasurer's Investment Report for the Quarter ending March 31, 2011
Contact: David N. Millican, Interim Finance Director, 648-4592

4. **ADMINISTRATIVE**

A. **Affordable Housing Funds** *(The report for this item will be presented as part of the report being presented at the Joint Meeting with the City Council)*

Recommendation: Adopt a Resolution authorizing the Executive Director to 1) allocate \$924,560 in Housing Authority reserve funds to the Community Housing Development Corporation (CHDC) project at the corner of Stanford Drive and Mini Drive; 2) enter into a Loan Agreement with CHDC if a financially feasible project is projected; 3) issue a Request for Proposals (RFP) and allocate \$800,000 in Housing Authority development funds to a supportive housing project for homeless individuals with children, or to other homeless-related activities; and 4) negotiate and return to the Board for consideration of loan agreements with any developers/recipients selected to facilitate the development of permanent housing for homeless families with children, or other homeless activities identified through the RFP process, in an amount not to exceed \$800,000 per developer/recipient and for an aggregate loan amount not to exceed the available program budget for the purpose of furthering the City's goals as codified in the Consolidated Plan.
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

5. **ADJOURN TO THE CITY COUNCIL MEETING**