

# AGENDA



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

**VALLEJO CITY COUNCIL  
SPECIAL MEETING – 6:15 P.M.  
REGULAR MEETING – 7:00 P.M**

**VALLEJO HOUSING AUTHORITY  
REGULAR MEETING – 6:45 P.M.**

**VALLEJO REDEVELOPMENT AGENCY  
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

**JUNE 28, 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.

**VALLEJO CITY COUNCIL  
SPECIAL MEETING – 6:15 P.M.  
COUNCIL CHAMBERS  
JUNE 28, 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 REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 94956.8 – Property – City of Vallejo Railroad Track from Flosden Yard to Mare Island; City Negotiators – Phil Batchelor, City Manager, Craig Whittom, Assistant City Manager; Negotiating Parties – City of

Vallejo, T&O Railroad Company, Inc.; Under Negotiations – Price and Terms of Payment

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 94956.8 – Property – Glen Cove Waterfront Park on Whitesides Drive, 94591, Vallejo, CA; City Negotiators – Phil Batchelor, City Manager, Craig Whittom, Assistant City Manager; Negotiating Parties – City of Vallejo, Greater Vallejo Recreation District (GVRD), Yocha Dehe Wintun Nation and Cortina Band of Wintun Indians; Under Negotiations – Price and Terms of Payment

C. 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  
June 28, 2011**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. Presentation by Fighting Back Partnership regarding “A Call To Change Vallejo”

**5. FIRST COMMUNITY FORUM**

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**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) May 24, 2011 (closed); 2) May 24, 2011 (regular); 3) June 14, 2011 (special); and 4) June 21, 2011 (special)

Contact: Sherry M. Kelly, Interim City Clerk, 648-4527

**B. Nuisance Vehicles**

Recommendation: Second reading and adoption of an Ordinance amending the Vallejo Municipal Code by Chapter 7.71, Nuisance Vehicles, declaring Vehicles used in the commission or attempted commission of crimes of soliciting an act of prostitution, pandering, pimping or illegal dumping a Public Nuisance and authorizing the seizure and impoundment for up to 30 days

Contact: Robert Nichelini, Chief of Police, 648-4540

**C. Claims for May 2011**

Recommendation: By motion, ratify the payment of claims totaling \$10,556,821.91 for the period May 1, 2011 through May 31, 2011

Contact: Deborah Lauchner, Finance Director, 648-4592

- D. **Assessment Update**  
Recommendation: Accept report on completion and implementation of assessment tasks that were due to be completed by May 2011  
Contact: Phil Batchelor, City Manager, 648-4576
- E. **Fiscal Year 2010-11 Budget Amendment**  
Recommendation: Adopt a Resolution amending the Fiscal Year 2010-11 Budget  
Contact: Deborah Lauchner, Finance Director, 648-4592
- F. **Agreement - Interim City Engineer Services**  
Recommendation: By motion, authorize the City Manager to execute a Design Professional Services Agreement with Harris & Associates to provide Interim City Engineer Services in an amount not to exceed \$240,000  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- G. **Purchase of Cab and Chassis Truck**  
Recommendation: By motion, authorize the City Manager to issue a Purchase Order to Downtown Ford Sales of Sacramento, CA for the purchase of one (1) 1,950 GVWR rear suspension Cab and Chassis Truck in an amount not to exceed \$30,456.95  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- H. **Ridgecrest Quarterly Report**  
Recommendation: By motion, accept the Ridgecrest Quarterly Report for documenting the reimbursement to the Landscape Maintenance District Program for the third quarter of Fiscal Year 2010-11 for non-Landscape Maintenance District inspection services in the amount of \$13,845.11  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- I. **Contract – Water Main Capital Improvement Projects**  
Recommendation: Adopt a Resolution approving plans and specifications and awarding a Contract to California Trenchless, Hayward, CA in an amount not to exceed \$1,448,600 for the Water Main Capital Improvement Projects for Fiscal Year 2010-11  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- J. **Contracts – Water Treatment Chemical Supplies**  
Recommendation: Adopt a Resolution awarding Contracts for Water Treatment Chemical Supplies for Fiscal Year 2011-12 through North Bay Agency Chemical Pool to the following low bidders: 1) General Chemical; 2) Brenntag Pacific; 3) Sierra Chemical Company; 4) Kemira Water Solutions; 5) CalChem, Inc.; 6) SNF Polydyne; and 7) Air Products and Chemicals Inc. and that the second lowest bids be retained as backup and all other bids be rejected  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301

- K. **Agreement - Animal Care Services**  
Recommendation: Adopt a Resolution authorizing the City Manager to execute a First Amendment to the Memorandum of Understanding (MOU) for Animal Care Services with Solano County and the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo by one year  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
  
- L. **Agreement – Recycling Services**  
Recommendation: By motion, authorize the City Manager to execute a First Amendment to the Recycling Services Agreement with Vallejo City Unified School District to extend the Agreement for one additional year in an amount not to exceed \$70,000  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
  
- M. **Agreement – HOME Program**  
Recommendation: By motion, approve a Fiscal Year 2011-12 HOME Program Agreement with Vallejo Neighborhood Housing Services in the amount of \$625,000  
 Contact: Melinda Nestlerode, Housing/Community Development Manager, 648-4408
  
- N. **Vallejo Station Intermodal Facility**  
Recommendation: Adopt a Resolution adopting the updated Initial Project Report for the 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 (MTC) for additional expenditures in the amount of \$2,000,000  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
  
- O. **Transfer of Bus Transit Operations to SolTrans**  
Recommendation: Adopt a Resolution authorizing the City Manager to transfer Bus Transit Operations to the Solano County Transit Authority (SolTrans) without providing proof of FTA “grantee” status  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301

**8. ACTION CALENDAR**

- A. **Public Hearing – Hiddenbrooke Maintenance District Assessments**  
Recommendation: Conduct a public hearing and upon conclusion, adopt two Resolutions: 1) approving the final Engineer’s Report and 2) ordering the levy and collection of Assessments within the Hiddenbrooke Maintenance District for Fiscal Year 2011-12  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301

- B. **Public Hearing – 1911 Act Landscape Maintenance District Assessments**  
Recommendation: Conduct a public hearing and upon conclusion, adopt a Resolution ordering the levy and collection of Assessments within the following Landscape Maintenance Districts for Fiscal Year 2011-12: 1) Cimarron Hills-Madigan; 2) College Hills; 3) Costa Del Rio (Seaview); 4) Somerset I/II; 5) Greenmont/Seaport Hills; 6) Monica Place; 7) Ridgecrest; 8) Somerset III; 9) Springtree-Fleming; 10) Summit II; 11) Town & Country I; 12) Woodridge; 13) Glen Cove I/II; and 14) Hunter Ranch I/II  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- C. **Public Hearing – 1972 Act Landscape Maintenance District Assessments**  
Recommendation: Conduct a public hearing and upon conclusion, adopt two Resolutions: 1) approving the final Engineer's Report and 2) ordering the levy and collection of Assessments within the following Landscape Maintenance Districts for Fiscal Year 2011-12: 1) Bordoni Ranch; 2) Carriage Oaks; 3) Garthe Ranch; 4) Glen Cove III; 5) Hunter Ranch III; 6) Marine World/Fairgrounds; 7) Marinview; 8) Sandpiper Point; 9) South Vallejo Business Park; 10) Town and Country II-V; and 11) Northeast Quadrant  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- D. **Public Hearing – Unpaid Garbage Bill Assessments**  
Recommendation: Conduct a public hearing and upon conclusion, adopt a Resolution confirming and levying Assessments against properties for unpaid Garbage Bills  
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- E. **Public Hearing – Loan for Sonoma Apartments**  
Recommendation: Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and upon conclusion, adopt a Resolution approving the issuance of multifamily housing revenue bonds by the California Statewide Communities Development Authority (CSCDA) to provide a loan to finance the acquisition and rehabilitation of Sonoma Apartments by Klein Financial Corporation  
 Contact: Melinda Nestlerode, Housing/Community Development Manager, 648-4408
- F. **November 8, 2011 Ballot Measure – One Cent Transactions and Use Tax**  
Recommendation: 1) Adopt a Resolution holding on first reading an Ordinance adding Chapter 3.09 to the Vallejo Municipal Code imposing a One Cent Transactions and Use Tax for general purposes for a ten year period, subject to the approval of the voters on the November 8, 2011 Ballot; 2) By motion, authorize the City Manager to execute Consultant and Professional Service Agreements with the Lew Edwards Group for Election Advisory Services in an amount not to exceed \$42,500 and Municipal Resource Group for Project Management Services in an amount not to exceed \$30,000; and 3) Review revised draft ballot question language and provide feedback and direction to staff for the preparation of a Ballot Measure to be placed on the November 8, 2011 Ballot  
 Contact: Craig Whittom, Assistant City Manager, 648-4579

- G. **Taxation of Medical Marijuana Cooperatives and Collectives**  
Recommendation: Review a draft Ordinance and direct the City Manager to prepare for the placement of a Ballot Measure to impose a Medical Marijuana Business License Tax on the June 2012 Ballot  
 Contact: Craig Whittom, Assistant City Manager, 648-4579
  
- H. **Agreement – Use of Off-Island Mare Island Rail Spur**  
Recommendation: Adopt a Resolution authorizing the City Manager to execute a long term Use Agreement with T&O Railroad Company, Inc. doing business as Mare Island Rail Service (MIRS) for the use of the off-Island Mare Island Rail Spru  
 Contact: Craig Whittom, Assistant City Manager, 648-4579
  
- I. **Housing and Redevelopment Commissioners Terms** (*requested by Councilmember Schivley*)  
Recommendation: Consider request from the Housing and Redevelopment Commission to revise terms of office

**9. RECESS TO REDEVELOPMENT AGENCY MEETING**

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

**11. INFORMATION CALENDAR**

- A. **Solano 360 Vision Plan**  
Recommendation: Receive a Status Report on the progress of the Solano 360 Vision Report and progress toward completing tasks for entitlement of the Solano County Fairgrounds in Vallejo  
 Contact: Craig Whittom, Assistant City Manager, 648-4579

**12. CITY MANAGER’S REPORT**

**13. CITY ATTORNEY’S REPORT**

**14. COMMUNITY FORUM**

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

**16. CLOSED SESSION**

**17. ADJOURNMENT**

**VALLEJO REDEVELOPMENT AGENCY  
SPECIAL MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
JUNE 28, 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 Board 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.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CONSENT CALENDAR**

**A. Minutes**

Recommendation: By motion, approve Minutes for the meetings of: 1) May 10, 2011 and 2) June 14, 2011

Contact: Sherry M. Kelly, Interim Secretary, 648-4527

**B. Buchongo Settlement Agreement Report for Calendar Year 2010**

Recommendation: By motion, accept report

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

**4. INFORMATION CALENDAR**

**A. Solano 360 Vision Plan**

Recommendation: Receive a Status Report on the progress of the Solano 360 Vision Report and progress toward completing tasks for entitlement of the Solano County Fairgrounds in Vallejo

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

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



**VALLEJO HOUSING AUTHORITY  
REGULAR MEETING – 6:45 P.M.  
COUNCIL CHAMBERS  
JUNE 28, 2011**

CHAIR  
Osby Davis

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

**1. CALL TO ORDER**

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**3. FIRST COMMUNITY FORUM**

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**5. CONSENT CALENDAR**

**A. Minutes**

Recommendation: By motion, approve Minutes for the following meetings: 1) May 10, 2011 and 2) June 14, 2011  
Contact: Sherry M. Kelly, Interim Secretary, 648-4527

**B. Administrative Plan**

Recommendation: By motion, adopt revisions to the Housing Authority's Administrative Plan Chapters 6 and 7  
Contact: Melinda Nestlerode, Housing/Community Development Manager, 648-4408

**6. ADJOURNMENT**