

AGENDA



City Hall
555 Santa Clara Street
Vallejo, CA 94590

JOINT VALLEJO CITY COUNCIL & HOUSING AUTHORITY SPECIAL MEETING-STUDY SESSION 5:45 P.M.

SPECIAL MEETING – 6:30 P.M.
REGULAR MEETING – 7:00 P.M.

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

MAYOR
Osby Davis

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

SEPTEMBER 27, 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.

JOINT VALLEJO CITY COUNCIL & HOUSING AUTHORITY SPECIAL MEETING – 5:45 P.M. COUNCIL CHAMBERS SEPTEMBER 27, 2011

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **STUDY SESSION**
 - A. **Affordable Housing Programs in Vallejo**
Recommendation: Accept and comment on a report on affordable housing programs available to low and moderate income households in Vallejo
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408
4. **ADJOURNMENT**

**VALLEJO CITY COUNCIL
SPECIAL MEETING 6:30 P.M.
COUNCIL CHAMBERS
SEPTEMBER 27, 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 Government Code Section 54956.9 (c)
- 4. ADJOURNMENT**

**VALLEJO HOUSING AUTHORITY
REGULAR MEETING – 6:45 P.M.
COUNCIL CHAMBERS
SEPTEMBER 27, 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

2. ROLL CALL

3. FIRST COMMUNITY FORUM

Anyone wishing to address the Housing Authority Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Housing Authority Board to resolve, is requested to submit a completed speaker card to the Secretary. 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 Housing Authority Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.

4. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Housing Authority Board on Consent Calendar Items are requested to submit a completed speaker card to the Secretary. 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 Housing Authority Board. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

5. CONSENT CALENDAR

A. Approval of Minutes

Recommendation: By motion, approve Minutes for the following meetings: (2006 Minutes) April 11, 2006; (2009 Minutes) October 13, 2009; October 27, 2009; November 17, 2009; December 15, 2009; (2010 Minutes) March 9, 2010; March 23, 2010; May 25, 2010; June 1, 2010; June 3, 2010; June 15, 2010; July 13, 2010; and (2011 Minutes) August 9, 2011
Contact: Dawn G. Abrahamson, Secretary, 648-4528

B. Housing Authority Administrative Plan Chapter Revisions

Recommendation: By motion, adopt revisions to the Housing Authority Administrative Plan Chapters 11 and 12
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

7. ADJOURNMENT

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
SEPTEMBER 27, 2011**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS – None.

5. FIRST COMMUNITY FORUM

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6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

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7. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. Approval of Minutes

Recommendation: By motion, approve City Council Minutes for the meetings of 1) September 13, 2011 (closed) and 2) September 13, 2011 (regular)
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

B. Claims

Recommendation: By motion, ratify the payment of claims totaling \$7,070,226.13 for the period August 1, 2011 through August 31, 2011
Contact: Deborah Lauchner, Finance Director, 648-4592

C. FY 2010/2011 Consolidated Annual Performance & Evaluation Report (CAPER)

Recommendation: By motion, direct staff to forward the FY 2010/2011 Consolidated Annual Performance and Evaluation Report (CAPER) to U.S. Department of Housing and Urban Development, by or before September 30, 2011
Contact: Melinda Nestlerode, Housing & Community Development Manager, 648-4507

- D. **Harbor Park Apartments (Formerly Sonoma Apartments) Tenant Services Agreement**
Recommendation: By motion, authorize the City Manager to execute an Agreement between the City of Vallejo and Park Vallejo Apartments, LP, whereby the owner of Harbor Park Apartments (formerly Sonoma Apartments) will provide tenant services and set a 60% market rate unit requirement for a term of 10 years
Contact: Melinda Nestlerode, Housing & Community Development Manager, 648-4507
- E. **Assessment Update for August 2011**
Recommendation: Accept report on completion and implementation of assessment tasks that were due to be completed by August 2011
Contact: Phil Batchelor, City Manager, 648-4576
- F. **Downtown Vallejo Streetscape Project – Phase 2 Construction Contract**
Recommendation: Adopt a Resolution, 1) approving plans and specifications for the Downtown Vallejo Streetscape Project-Phase 2 (Federal Aid Project No. RPSTPLE-5030(052), and 2) awarding construction contract to Elite Landscaping Inc., in the amount of \$2,189,537.80
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- G. **Street Sweeper Purchase**
Recommendation: By motion, 1) find that street sweeper trucks are highly specialized pieces of equipment in accordance with Vallejo Municipal Code Chapter 3.20; and 2) authorize the City Manager to issue a Purchase Order to GCS Environmental Services, Inc. for the purchase of one new 2011 TYCMO Model 600 Street Sweeper Truck in an amount not to exceed \$185,800
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- H. **Water Treatment Plant Filter Media Assessment Program**
Recommendation: By motion, authorize the City Manager to issue a Purchase Order to ERS Industrial Services, Inc., in the amount of \$37,135 to procure sole-source, specialty water treatment plant filter media and filter performance assessment services
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- I. **Utility Easement Deed – Vallejo Station Parking Structure**
Recommendation: Adopt a Resolution authorizing the City Manager to execute an Easement Deed to Pacific Gas & Electric Company for electrical transformer in the Vallejo Station Parking Structure Phase A project
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- J. **WETA Pass-Through Agreement**
Recommendation: By motion, authorize the City Manager to execute a Pass-Through Agreement with San Francisco Bay Area Water Emergency Transportation Authority (WETA) to provide Regional Measure 1-5% (RM1) and Regional Measure 2 (RM2) operating funds to support the Vallejo Baylink Ferry Service in Fiscal Year 2011/12
Contact: David A. Kleinschmidt, Public Works Director, 648-4301

- K. **Curtola Parkway Lemon Street Transit Center Budget Amendment**
Recommendation: Adopt a Resolution amending Fiscal Year 2011/2012 Capital Improvement Budget by adding \$595,000 in Regional Measure 2 (RM2) Revenues allocated by the Metropolitan Transportation Commission (MTC) to the Curtola Parkway Lemon Street Transit Center Project
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- L. **Construction and Demolition Debris Recycling**
Recommendation: Second reading and adoption of an Ordinance amending Vallejo Municipal Code Sections 7.53.050, entitled “Thresholds for Covered Projects” and 7.53.080, entitled “Compliance with Waste Management Plan”
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- M. **Agreement – Roberts Consulting Group, Inc.**
Recommendation: By motion, authorize the City Manager to execute a Consultant and Professional Services Agreement with Roberts Consulting Group, Inc. to conduct the recruitment for the City Manager with a not to exceed limit of \$27,000
 Contact: Phil Batchelor, City Manager, 648-4576
- N. **Recovery of City’s Costs, Fees and for Other Remedies in Lawsuits**
Recommendation: By motion, hold on first reading an Ordinance an amending Vallejo Municipal Code Section 1.12.020 (General Penalty) to provide for the recovery of the City’s costs, fees and for other remedies in lawsuits to enforce the City’s Municipal Code
 Contact: Alan M. Cohen, Deputy City Attorney, 648-4546
- O. **Budget Amendment – Public Works Human Resources Needs**
Recommendation: Adopt a Resolution amending the Fiscal Year 2001-12 Budget by reallocating \$153,000 from the Public Works Department to the Human Resources Department and to amend the number of authorized positions to add a Personnel Analyst II position for the Fiscal Year 2011-12
 Contact: David A. Kleinschmidt, Public Works, 648-4301
- P. **First Amendment to City Manager Agreement Extending Term and Maximum Compensation for the Term**
Recommendation: By motion, authorize and direct the Mayor to execute the First Amendment to the Agreement between the City and City Manager Phil Batchelor extending the term of Agreement until February 1, 2012 and changing the maximum compensation and specified benefits to reflect the extended term
 Contact: Fred Soley, City Attorney, 648-4545

8. ACTION CALENDAR

- A. **Taxicab Standards**
Recommendation: Second reading and adoption of an Ordinance amending Vallejo Municipal Code Chapter 5.32, Taxicab Standards, to provide for a public hearing and finding of public convenience and necessity by the City Council upon Application for a Fleet Management Permit for new or additional Taxicab Service
 Contact: Fred Soley, City Attorney, 648-4545

- B. **Commission Vacancies, Interviews and Appointments**
Recommendation: By motion, authorize scheduling a special meeting of the City Council in October on a date to be determined for purposes of conducting commission interviews and making appointments
Contact: Dawn G. Abrahamson, City Clerk, 648-4528

9. INFORMATION CALENDAR

- A. **Status Update Regarding Regulation of Medical Marijuana Establishments and Enforcement of Existing City Policies**

10. CITY MANAGER’S REPORT

11. CITY ATTORNEY’S REPORT

12. COMMUNITY FORUM

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

14. CLOSED SESSION

15. ADJOURNMENT