

# AGENDA

## VALLEJO CITY COUNCIL SPECIAL MEETING – 3:00 P.M.



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

**REGULAR MEETING – 7:00 P.M**  
**NOTE: Due to Council Involvement in a Special Meeting at 3:00 p.m. there will be a Time Delay in Convening the Regular Meeting. It is Anticipated that the Regular Meeting will not Convene until Approximately 8:00 p.m.**

## JOINT VALLEJO CITY COUNCIL & REDEVELOPMENT AGENCY SPECIAL MEETING 7:00 P.M.

MAYOR  
Osby Davis

CITY COUNCIL  
Erin Hannigan, Vice Mayor  
Marti Brown  
Stephanie Gomes  
Robert H. McConnell  
Bob Sampayan  
Hermie Sunga

**DECEMBER 20, 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.

**CALL AND NOTICE OF  
SPECIAL MEETING AT 3:00 P.M.  
OF THE  
VALLEJO CITY COUNCIL  
KAISER PERMANENTE  
CHEMICAL DEPENDENCY RECOVERY PROGRAM FACILITY  
CDRP CONFERENCE ROOM, SECOND FLOOR  
800 SERENO DRIVE, VALLEJO, CA  
DECEMBER 20, 2011**


TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the 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. CLOSED SESSION**
  - A. PUBLIC EMPLOYEE APPOINTMENT/INTERVIEWS  
TITLE: CITY MANAGER  
PURSUANT TO GOVERNMENT CODE SECTION 54957 (b) (1)**
- 4. ADJOURN SPECIAL MEETING**

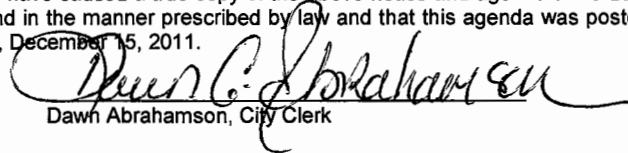
Dated: December 15, 2011



Osby Davis, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 4:15 p.m., Thursday, December 15, 2011.

Dated: December 15, 2011



Dawn Abrahamson, City Clerk

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

**NOTE: Due to Council Involvement in a Special Meeting at 3:00 p.m.  
there will be a Time Delay in Convening the Regular Meeting. It is  
Anticipated that the Regular Meeting will not Convene until  
Approximately 8:00 p.m.**

**COUNCIL CHAMBERS  
DECEMBER 20, 2011**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

**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. Minutes**

Recommendation: By motion, approve City Council Minutes for the meeting of 1) December 13, 2011 (closed); December 13, 2011 (special); and December 13, 2011 (regular)

Contact: Dawn G. Abrahamson, City Clerk, 648-4507

**B. Claims**

Recommendation: By motion, ratify the payment of claims totaling \$7,608,846.88 for the period November 1, 2011 through November 30, 2011

Contact: Deborah Lauchner, Finance Director, 648-4592

**C. 2011/2012 NSP Budget Amendment**

Recommendation: Adopt a Resolution amending Fiscal Year 2011/2012 Neighborhood Stabilization Program (NSP) Budget

Contact: Melinda Nestlerode, Housing & Community Development Manager, 648-4507

- D. **CDBG and HOME Agreements – Community Housing Development Corporation (CHDC)**  
Recommendation: By motion, authorize the City Manager to execute an Amended and Restated CDBG Program Agreement in an amount not to exceed \$203,500 for Fiscal Years 2011-2012 and 2012-2013 and a HOME Program Agreement in an amount not to exceed \$275,000 for Fiscal Year 2011-2012 with CHDC  
Contact: Melinda Nestlerode, Housing & Community Development Manager, 648-4507
- E. **Standard Specifications & Drawings**  
Recommendation: Adopt a Resolution approving the Updated City of Vallejo Standard Specifications and Standard Drawings (City Standard Specifications) and delegating to the City Engineer the authority to update the document as needed on a continuing basis  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- F. **Acceptance of LOWE's HIW, Inc. Improvements**  
Recommendations: Adopt a Resolution accepting the work as complete for improvements for the Lowe's retail center at 401 Columbus Parkway and authorizing the City Clerk to file a Notice of Completion  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- G. **Resolution of Intention –Clarification of Standards for Home Occupations**  
Recommendation: Adopt a Resolution of Intention directing staff to update and clarify standards for all home occupations as provided in the Vallejo Municipal Code Zoning Ordinance  
Contact: Michelle Hightower, Acting Planning Manager, 648-4506
- H. **Resolution of Intention to Amend Vallejo Municipal Code Chapter 16.36 & Waiver of Site Development Permit Fees for Mr. Ray Feshmire**  
Recommendation: Adopt a Resolution of Intention to adopt an ordinance amending Chapter 16.36 of Vallejo Municipal Code (Zoning Ordinance) regarding the Residential View District and waiving the site development fee for Mr. Ray Feshmire at 199 Harrier Avenue  
Contact: Michelle Hightower, Acting Planning Manager, 648-4506
- I. **Execution of 1<sup>st</sup> Amendment to Green Valley Consulting Engineers**  
Recommendation: By motion, authorize the City Manager to execute the 1<sup>st</sup> Amendment to the Design Professional Services Master Agreement with Green Valley Consulting Engineers increasing the not to exceed contract amount to \$700,000 per year  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- J. **FY 2011/2012 Transportation Capital Project Fund Budget Amendment**  
Recommendation: Adopt a Resolution amending the Fiscal Year 2011/2012 Transportation Capital Project Fund budget by \$127,000 by recognizing grant funds received from FY 2007 Transit Security Grant Program (TSGP) Grant #2007-RL-T7-K0002, Cal EMA, ID #095-81666 to fund the Vallejo Transit Security Enhancement Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301

- K. **Assessment Update for November 2011**  
Recommendation: Accept report on completion and implementation of assessment tasks that were due to be completed for November 2011  
Contact: Phil Batchelor, City Manager, 648-4576
- L. **Award Contract for Fleming Hill Water Treatment Plant Hypochlorite Tanks Project**  
Recommendation: Adopt a Resolution approving the plans and specifications for the Fleming Hill Water Treatment Plant Hypochlorite Tanks project and authorizing the City Manager or his designee to execute a contract with GSE Construction Company in the amount of \$160,800  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- M. **Authorization for Purchase Order to Tolar Manufacturing Inc. – Purchase of 43 Bus Shelters**  
Recommendation: By motion, authorize the City Manager to issue a purchase order to Tolar Manufacturing Inc. for purchase of 43 bus shelters in an amount not to exceed \$223,154  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- N. **Authorization to Execute Settlement Agreement in the case of *Ketchum et al. v City of Vallejo; United States District Court, Easter District, Sacramento Division, Case No. 2:05-CV-01098-DFL JFM***  
Recommendation: By motion, authorize the City Manager to execute a Settlement Agreement in the approximate amount of \$175,000  
Contact: Frederick G. Soley, City Attorney, 648-4547
- O. **Public Access Television Funding**  
Recommendation: Adoption of a Resolution approving a Fiscal Year 2011-2012 \$25,000 Operating Grant and a \$5,000 matching grant to VCAT  
Contact: Craig Whittom, Assistant City Manager, 648-4576
- P. **Information Regarding a Professional Services Agreement between the City of Vallejo & RDA Global, Inc.**  
Recommendation: By motion authorize the City Manager to execute a Professional Services Agreement between the City of Vallejo and RDA Global Inc. to provide Economic Development related services in an amount not to exceed \$46,343 for the preparation of an Economic Base/Industry Cluster analysis and an economic development strategy and implementation plan  
Contact: Ursula Luna-Reynosa, Economic Development Director, 648-4301

## 8. ACTION CALENDAR

- A. **Appointment of Two Councilmembers to the City Council Public Safety Committee**  
Recommendation: By motion, consent to the appointments made by Mayor Davis of Mayor Davis and Councilmember Gomes to the Public Safety Committee of the City Council  
Contact: Mayor Osby Davis, 648-4377

9. RECESS TO SPECIAL MEETING OF THE VALLEJO CITY COUNCIL AND THE REDEVELOPMENT AGENCY
10. RECONVENE TO THE VALLEJO CITY COUNCIL MEETING
11. INFORMATION CALENDAR
12. CITY MANAGER'S REPORT
13. CITY ATTORNEY'S REPORT
14. 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.*

15. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL
16. CLOSED SESSION

- A. CONFERENCE WITH LABOR NEGOTIATORS: PURSUANT TO GOVERNMENT CODE SECTION 54957.6 NEGOTIATORS: PHIL BATCHELOR, CITY MANAGER; DEBORAH BOUTTE, HUMAN RESOURCES DIRECTOR; AND DEBORAH LAUCHNER, FINANCE DIRECTOR. EMPLOYEE ORGANIZATION(S): INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1186 (IAFF); VALLEJO POLICE OFFICERS ASSOCIATION (VPOA); INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW), AND CONFIDENTIAL, ADMINISTRATIVE, AND MANAGERIAL PROFESSIONALS (CAMP)

**ADJOURN TO A JOINT CLOSED SESSION WITH THE CITY COUNCIL AND REDEVELOPMENT AGENCY**

- B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION: Significant Exposure to Litigation pursuant to Subdivision (b) of Government Code Section 54956.9; (Number of cases: one)
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Property: APN 0052-090-260, 1850 Broadway (Bus Maintenance Facility); APN 0055-170-540, 311 Sacramento (Vallejo Transit Center – includes building, bus bay and parking lot); APN 0052-180-110 (Sereno Transit Center); APN 0059-160-010, APN 0059-160-040 and APN 0059-160-050 (Curtola Lemon Parking Lot)  
City Negotiators: David Kleinschmidt, Public Works Director, Bill Gray, Consultant; Negotiating Parties: SolTrans; City of Vallejo; Under Negotiations: Price and terms of payment

17. ADJOURNMENT

**CALL AND NOTICE OF  
SPECIAL MEETING AT 7:00 P.M.  
OF THE  
VALLEJO CITY COUNCIL &  
REDEVELOPMENT AGENCY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
DECEMBER 20, 2011**

MAYOR/CHAIR  
Osby Davis

MEMBERS:  
Vice Mayor/Vice Chair:  
Erin Hannigan  
Marti Brown  
Stephanie Gomes  
Robert McConnell  
Bob Sampayan  
Hermie Sunga

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL & REDEVELOPMENT AGENCY BOARD:

You are hereby notified that I do hereby call the Vallejo City Council & Redevelopment Agency Board in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the City Council/Redevelopment Agency Board concerning any item listed on the 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 AND APPROVAL OF AGENDA**

A. **Assignment of Waterfront DDA & DA  
Redevelopment Agency**

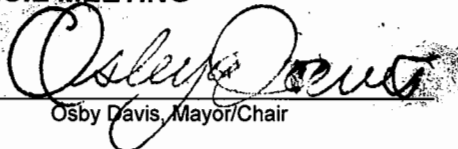
Recommendation: Adopt a Resolution authorizing the Executive Director to execute the Assignment and Assumption Agreement related to the transfer of Callahan DeSilva Vallejo, LLC interest in the Development & Disposition Agreement with the Redevelopment Agency regarding the Waterfront project to Callahan Property Company  
Contact: Ursula Luna-Reynosa, Economic Development Director, 648-4382

**City Council**

Recommendation: Adopt a Resolution authorizing the City Manager to execute the Assignment and Assumption Agreement related to the transfer of Callahan DeSilva Vallejo, LLC interest in the Development Agreement with the City to Callahan Property Company  
Contact: Ursula Luna-Reynosa, Economic Development Director, 648-4382

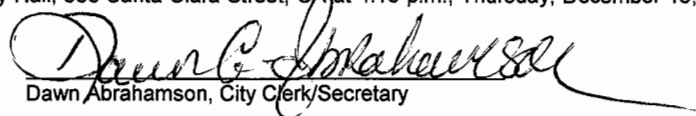
**4. ADJOURN TO THE CITY COUNCIL MEETING**

Dated: December 15, 2011

  
Osby Davis, Mayor/Chair

I, Dawn Abrahamson, City Clerk/Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council/Redevelopment Agency Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 4:15 p.m., Thursday, December 15, 2011.

Dated: December 15, 2011

  
Dawn Abrahamson, City Clerk/Secretary