



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 HOUSING AUTHORITY
SPECIAL 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

MARCH 22, 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 – 5:30 P.M.
COUNCIL CHAMBERS
MARCH 22, 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 – Reuse Area 1A Property, North Mare Island; City Negotiators – Phil Batchelor, City Manager, Craig Whittom, Assistant City Manager/Community Development, Annette Taylor, Senior

Community Development Analyst; Negotiating Parties – Mare Island Studios LLC.; City of Vallejo; Under Negotiations – Price and Terms of Payment

- B. 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
- C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – INITIATION OF LITIGATION, pursuant to Subdivision (b) of Government Code Section 54956.9 – Number of potential cases: One (1)
- D. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION: People v. Stan the Man's Collective, Solano County Superior Court, Case No. FCS 036156 pursuant to Subdivision (c) of Government Code Section 54956.9
- E. CONFERENCE WITH REAL ESTATE PROPERTY NEGOTIATORS pursuant to Government Code Section 94956.8 – Property: 23 Harbor Way, Vallejo, CA; City Negotiators – Craig Whittom, Assistant City Manager/Community Development and Steve England, Real Property Asset Manager; Negotiating Parties – City of Vallejo, GAMI, Inc.; Under Negotiations – Price and Terms of Payment

4. ADJOURNMENT

**VALLEJO HOUSING AUTHORITY
SPECIAL MEETING – 6:45 P.M.
COUNCIL CHAMBERS
MARCH 22, 2011**

CHAIR
Osby Davis

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

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 December 14, 2010 (special)

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

B. Regular Meeting Schedule

Recommendation: Adopt a Resolution establishing a schedule of regular Housing Authority meetings for 2011 and 2012

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

C. Financial Auditing Services

Recommendation: Adopt a Resolution authorizing the Executive Director to execute a Consultant and Professional Services Agreement with Maze and Associates Accountancy Corporation for Financial Auditing Services, in conjunction with the Vallejo Redevelopment Agency and the City of Vallejo for Fiscal Year 2010-11 in an amount not to exceed \$108,800 for all three agencies

Contact: David N. Millican, Interim Finance Director, 648-4592

4. ADMINISTRATIVE ITEMS

A. Section Eight Management Assessment Program

Recommendation: Accept the Fiscal Year 2009-10 Section Eight Management Program Certificate and Report

Contact: Melinda Nestlerode, Housing Manager, 648-4408

5. ADJOURNMENT

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MARCH 22, 2011**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. Presentation to Springstowne Middle School Girls Wrestling Team

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) March 8, 2011 (closed); 2) March 8, 2011 (regular); and 3) March 10, 2011 (special)
Contact: Sherry M. Kelly, Interim City Clerk, 648-4527

B. Council Meeting Rules and Order of Business

Recommendation: Hold on first reading an Ordinance amending Vallejo Municipal Code Chapter 2.02, entitled City Council Meetings, to: 1) repeal the requirement to adopt a resolution of intention prior to introducing an ordinance involving policy considerations and 2) amend the order of business to allow for greater flexibility in placing items on the Council agenda
Contact: Phil Batchelor, City Manager, 648-4576

C. Payment of January 2011 Claims

Recommendation: By motion Ratify the payment of Claims totaling \$8,648,324.68 for the period February 1, 2011 through February 28, 2011
Contact: David N. Millican, Interim Finance Director, 648-4592

D. **Agreement - User Fee Study**

Recommendation: By motion authorize the City Manager to execute a Consultant and Professional Services Agreement with MGT of America, Inc. to conduct a User Fee Study in an amount not to exceed \$44,000 and amend the Agreement as needed subject to funding availability

Contact: David N. Millican, Interim Finance Director, 648-4592

E. **Contract - Mare Island Sanitary Sewer Rehabilitation Phase II Project**

Recommendation: Adopt a Resolution: 1) approving plans and specifications for the Mare Island Sanitary Sewer Rehabilitation Phase II Project (Force Main); 2) rejecting the bid of Able General Engineering, Inc. as non-responsive; 3) awarding a Construction Contract to Lister Construction, Inc., Vacaville, CA in an amount not to exceed \$1,467,811; and 4) approving Change Order No. 1 to reduce the Contract by \$244,210

Contact: Gary Leach, Public Works Director, 648-4315

F. **Prop 1B Funds – Execution of Certification and Assurances**

Recommendation: Adopt a Resolution authorizing the City Manager to execute Certificates and Assurances and any other required documents for the Public Transportation, Modernization, Improvements, and Service Enhancements Account Bond Program (PTMISEA)

Contact: Gary Leach, Public Works Director, 648-4315

G. **Contracts – Landscape Maintenance Services – Region 7 and 8**

Recommendation: Adopt two Resolutions: 1) authorizing the City Manager to award a Contract to North Bay Landscape Management for an initial term of three months from April 1, 2011 through June 30, 2011 for an amount not to exceed \$28,030 to perform Landscape Maintenance Service in Region 7 and authorize the City Manager to exercise options for up to four (4) additional years; and 2) rejecting all bids submitted in response to the RFP for performing Landscape Maintenance Service in Region Eight and authorizing the Public Works Director to continue to provide landscape maintenance service on a month-to-month basis pending re-advertisement and award of a new contract

Contact: Gary Leach, Public Works Director, 648-4315

H. **Transportation Development Act Claim Approval**

Recommendation: Adopt two Resolutions authorizing the City Manager to submit the revised Fiscal Year 2010-11 allocation requests for: 1) Transportation Development Act (TDA) Funds (\$6,462,044) and State Transit Assistance Funds (\$800,000) and 2) additional Regional Measure 2 (RM2) Funds (\$1,050,000)

Contact: Gary Leach, Public Works Director, 648-4315

I. **Financial Auditing Services**

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Consultant and Professional Services Agreement with Maze and Associates Accountancy Corporation for Financial Auditing Services, in conjunction with the Vallejo Housing Authority and Vallejo Redevelopment Agency, for Fiscal Year 2010-11 in an amount not to exceed \$108,800 for all three agencies
Contact: David N. Millican, Interim Finance Director, 648-4592

8. **PUBLIC HEARINGS - NONE**

9. **POLICY ITEMS - NONE**

10. **ADMINISTRATIVE ITEMS**

A. **Emergency Operation Center, Response, and Preparedness Issues**

Recommendation: By motion approve recommendations that will improve the ability of the City to respond to a disaster or other emergency incidents
Contact: Phil Batchelor, City Manager, 648-4576

11. **RECESS TO A JOINT MEETING WITH THE REDEVELOPMENT AGENCY**

B. **Fiscal Year 2010-11 Budget Amendment**

Recommendation: Adopt a Resolution of Intention to amend the Fiscal Year 2010-11 Budget
Contact: David N. Millican, Interim Finance Director, 648-4592

12. **RECONVENE TO CITY COUNCIL MEETING**

C. **Reorganization**

Recommendation: Approve recommendations to improve the efficiency and effectiveness of the City's organization and operations and adopt a Resolution of Intention to amend Municipal Code Chapter 2.10
Contact: Phil Batchelor, City Manager, 648-4576

D. **Assessment Update on Completion and Implementation of Work Items**

Recommendation: Receive report on completion and implementation of Work Items
Contact: Phil Batchelor, City Manager, 648-4576

E. Sales Tax Measure

Recommendation: Review, discuss and by motion approve the following actions:

1) acknowledge the inadequacy of public protection, safety and infrastructure maintenance services; 2) consider options for ballot measures described in the staff report and provide direction to the City Manager on the preferred option for a sales tax measure to be considered for placement on the November 2011 Ballot; 3) direct the City Manager to retain the survey firm of FM3 Research to conduct limited evaluation of potentially new ballot measure language to assess community preferences and ensure that any ballot measure language developed by the City is clearly stated and easy to understand; and 4) direct the City Manager to return and report the survey findings and further recommendations on April 26, 2011

Contact: Phil Batchelor, City Manager, 648-4576

F. Inventory of Policy Work Items underway by Departments prior to Assessment

Recommendation: 1. Acknowledge that departments had an Inventory of existing Policy Work Items prior to the Council approval on January 25, 2011 of the Assessment Report and 2) Receive a Report identifying the Inventory of Policy Work Items currently being pursued and take action to remove any items that the Council does not want staff to complete

Contact: Phil Batchelor, City Manager, 648-4576

G. Councilmember Proposed Referrals not included in Assessment or Inventory of Policy Work Items

Recommendation: 1) Acknowledge the Council adopted procedure to formalize Councilmembers requests to allocate the City's scarce staff resources to provide information, analysis, review or study; 2) Review a list of 27 proposed Work Projects proposed by members of the Council and by motion identify which projects are to be referred to the City Manager for an evaluation of cost and resource availability and direct the City Manager to report to Council prior to the Council directing staff to proceed with the Work Project

Contact: Phil Batchelor, City Manager, 648-4576

H. Appeal of Denial of Bid Protest and Agreement – Transit Security Guard Services

Recommendation: Adopt a Resolution denying an appeal of a bid protest by BMT Security Services and authorizing the City Manager to enter into a two-year Transit Security Guard Services Agreement with Black Talon Enterprises, Inc., of Napa, CA in an amount not to exceed \$366,800

Contact: Gary Leach, Public Works Director, 648-4315

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

14. 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.

15. CITY MANAGER'S REPORT

16. CITY ATTORNEY'S REPORT

17. 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.

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

19. CLOSED SESSION

20. ADJOURNMENT

**VALLEJO
REDEVELOPMENT AGENCY
SPECIAL MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MARCH 22, 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 March 8, 2011 (special)

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

B. **Financial Auditing Services**

Recommendation: Adopt a Resolution authorizing the Executive Director to execute a Consultant and Professional Services Agreement with Maze and Associates Accountancy Corporation for Financial Auditing Services, in conjunction with the Vallejo Housing Authority and the City of Vallejo for Fiscal Year 2010-11 in an amount not to exceed \$108,800 for all three agencies

Contact: David N. Millican, Interim Finance Director, 648-4592

4. **ADMINISTRATIVE ITEMS**

A. **Fiscal Year 2010-11 Budget Amendment**

Recommendation: Adopt a Resolution of Intention to amend the Fiscal Year 2010-11 Budget

Contact: David N. Millican, Interim Finance Director, 648-4592

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