

# AGENDA

## VALLEJO CITY COUNCIL

## HOUSING AUTHORITY

## JOINT MEETING OF THE

## VALLEJO CITY COUNCIL AND THE VALLEJO REDEVELOPMENT AGENCY VALLEJO SANITATION & FLOOD CONTROL DISTRICT

**MAYOR**  
Osby Davis

**CITY COUNCIL**  
Tom Barte, Vice Mayor  
Hermie Sunga  
Stephanie Gomes  
Michael Wilson  
Joanne Schivley  
Erin Hannigan



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

## DECEMBER 18, 2007

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. The Vallejo City Council meets on Tuesdays at 7:00 p.m. weekly unless otherwise posted.

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. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Office of the City Clerk and are available for public inspection. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562, or at our web site: <http://www.ci.vallejo.ca.us/>

The Vallejo Sanitation & Flood Control District is located at 450 Ryder Street, (707) 644-8949. A public agenda book is available at the District Office during regular business hours for those desiring additional information on agenda items.



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.

*NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on this notice before or during consideration of that item. No other items may be discussed at this special meeting.*

### CITY OF VALLEJO

### 5:00 P.M. - SPECIAL MEETING-CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION: MICHAEL MURRAY V. CITY OF VALLEJO, ET AL., WORKERS' COMPENSATION APPEALS BOARD NOS. OAK0304889, OAK0307419, AND WCK47937, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(a)

**VALLEJO HOUSING AUTHORITY  
REGULAR MEETING  
6:45 P.M. CITY COUNCIL CHAMBERS**

*NOTICE: Members of the public wishing to address the Housing Authority 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.*

**1. CALL TO ORDER**

A. ROLL CALL

**2. CONSENT CALENDAR**

A. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM  
CERTIFICATION FOR FISCAL YEAR 2006/2007

PROPOSED ACTION: No action required. This is an informational item only.

B. APPROVAL OF A RESOLUTION ACCEPTING COMMISSIONER MICHAEL WILSON'S DISCLOSURE OF A REMOTE INTEREST IN A HOUSING ASSISTANCE PAYMENT CONTRACT FOR 729 FLORIDA STREET

PROPOSED ACTION: Adopt the resolution accepting the Disclosure Letter of Commissioner Michael Wilson.

**3. COMMUNITY FORUM**

**4. ADJOURNMENT**

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS - NONE**
5. **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.*

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

*All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.*

- A. **FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM QUARTERLY REPORT, JULY THROUGH SEPTEMBER 2007**

**PROPOSED ACTION:** None. Informational item only.

- B. **APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF A  
TYMCO STREET SWEEPER FROM GCS WESTERN POWER & EQUIPMENT  
IN THE AMOUNT OF \$173,491.16**

**PROPOSED ACTION:** Adopt a resolution authorizing the City Manager or his designee to issue a purchase order for one (1) TYMCO street sweeper from GCS Western Power & Equipment in the amount of \$173,491.16 including tax, license, and delivery paid for with Gas Tax Funds.

- C. **APPROVAL OF A RESOLUTION OF INTENT TO AMEND THE FISCAL YEAR  
2007-2008 CAPITAL IMPROVEMENT PROGRAM BUDGET BY ADDING  
FUNDS FROM EARNED INTEREST INCOME FOR THE BLUE ROCK  
SPRINGS EAST COURSE DRIVING RANGE IMPROVEMENT PROJECT**

**PROPOSED ACTION:** Adopt a resolution of intent to amend the fiscal year 2007-2008 Capital Improvement Program (CIP) budget by adding \$125,000.00 to the Blue Rock Springs East Course Driving Range Improvement Project.

- D. **FINAL READING OF AN ORDINANCE AMENDING SECTION 2 (PART) OF  
ORDINANCE NO. 558 N.C. (2D) AS AMENDED, OF THE VALLEJO  
MUNICIPAL CODE TO REVISE CHAPTER 16.06 USE CLASSIFICATIONS,  
CHAPTER 16.22 LINEAR COMMERCIAL DISTRICT AND CHAPTER 16.28  
FREEWAY SHOPPING AND SERVICE DISTRICT**

PROPOSED ACTION: Adopt the ordinance

- E. FINAL READING OF AN ORDINANCE REPEALING CHAPTERS 12.04, 12.05, 12.12, 12.16, 12.20, 12.28, 12.32, 12.44, 12.48 AND 12.50 AND RE-ENACTING AND AMENDING CHAPTERS OF THE VALLEJO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2007 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE INCLUDING THE PARTS 2, 3, 3, 5, 8, AND 10 AND AMENDING THOSE PORTIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AS IDENTIFIED

PROPOSED ACTION: Adopt the ordinance.

- F. FINAL READING OF AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE CONCERNING PURCHASING

PROPOSED ACTION: Adopt the ordinance.

- G. APPROVAL OF A RESOLUTION APPROVING ACCEPTANCE OF RIGHT OF WAY FOR WATERSTONE PARKWAY

PROPOSED ACTION: Adopt a resolution for Waterstone Unit 1A at Bordoni Ranch authorizing the City Manager to sign a Grant Deed granting a total of 0.64 acres for Waterstone Parkway across Highland Park property owned by the City of Vallejo (a GVRD operated park) to the public as right of way for Waterstone Parkway and 5,523 square feet for Public Utility Easement for public use and accept by the same resolution the aforementioned dedication for public use.

- H. APPROVAL OF A RESOLUTION AWARDDING THE DREDGING CONSULTING SERVICES CONTRACT FOR THE FERRY TERMINAL DREDGING PROJECT TO CLE ENGINEERING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CLE ENGINEERING, RICHMOND, CA

PROPOSED ACTION: Adopt a resolution awarding the Dredging Consulting Services Contract for the Ferry Terminal Dredging Project to CLE Engineering and authorizing the City Manager to enter into a contract with CLE Engineering.

## 7. PUBLIC HEARINGS

- A. CONSIDERATION OF TWO CONTINUED RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A"), and set a public hearing for November 27, 2007, which was continued by

the City Council to December 18, 2007. The proposed Council actions in this agenda item are as follows: (1) conduct a public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt a resolution to annex such territory to CFD 2005-1A and to call an election of the affected landowners on the question of annexation; (3) conduct a special election on such annexation; and (4) adopt a resolution declaring the results of such election.

PROPOSED ACTION: Staff recommends that Council take the following actions: (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo".

- B. CONSIDERATION OF TWO RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO.

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"), and set a public hearing for this Council meeting. The proposed Council actions in this agenda item are as follows: (1) conduct a public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt a resolution to annex such territory to CFD 2005-1B and to call an election of the affected landowners on the question of annexation; (3) conduct a special election on such annexation; and (4) adopt a resolution declaring the results of such election.

PROPOSED ACTION: Staff recommends that Council take the following actions: (1) conduct a public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo".

- C. CONSIDERATION OF A MITGATED NEGATIVE DECLARATION, A ZONING MAP AMENDMENT TO REZONE SIX PARCELS ON THE WEST SIDE OF THE 1700 BLOCK OF EL DORADO STREET FROM INTENSIVE USE LIMITED TO PLANNED DEVELOPMENT RESIDENTIAL, AND A MASTER PLAN/UNIT PLAN FOR A 24-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON THE SITE

The project would develop six existing lots currently used as auxiliary storage by a moving and storage company into a 24-unit townhome condominium complex on individual lots accessed by a common driveway running between Illinois and Arkansas Streets. The project would include a private tot lot and pocket park for the use of property owners of the complex.

On November 19, 2007, the Planning Commission voted unanimously to recommend that City Council approve a zoning map amendment to rezone the property from Intensive Use Limited to Planned Development Residential and voted 6-1 to recommend that City Council approve the Master Plan/Unit Plan for the project and to approve the Tentative Map and Minor Exception and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

PROPOSED ACTION: Adopt a resolution approving a mitigated negative declaration and mitigation monitoring program and holding on first reading an ordinance approving Zoning Map Amendment 07-0001 and the Master Plan/Unit Plan PD 07-0001.

8. **ADJOURN TO THE SPECIAL MEETING OF THE VALLEJO REDEVELOPMENT AGENCY**
9. **CONVENE THE JOINT SPECIAL MEETING OF THE VALLEJO CITY COUNCIL AND THE VALLEJO REDEVELOPMENT AGENCY**
10. **ROLL CALL**
11. **ADMINISTRATIVE ITEM**

- A. ACCEPTANCE OF REDEVELOPMENT AGENCY FY 2006-07 ANNUAL REPORT

State law and regulations require redevelopment agencies to submit an annual report to the State Controller's Office by December 31st of each year and to submit the report to the city's Redevelopment Agency for acceptance. The FY 2006-07 report will be sent to the State Controller's Office prior to December 31, 2007. The report is comprised of the Redevelopment Agencies Financial Transactions Report, the Redevelopment Agency's financial and compliance audit for FY 2006-07, the Statement of Indebtedness, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Alleviation Program Report, the Loan Report, and the Property Report.

PROPOSED ACTION: Adopt the following two (2) resolutions:

1. The City Council adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.

2. The Redevelopment Agency adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.

**12. ADJOURN TO THE VALLEJO CITY COUNCIL MEETING**

**13. RECONVENE THE VALLEJO CITY COUNCIL MEETING**

**14. POLICY ITEMS - NONE**

**15. ADMINISTRATIVE ITEMS (Continued)**

- B. GENERAL FUND FINANCIAL PROJECTION THROUGH JUNE 30, 2010, PROCESS FOR RETURNING TO THE CITY COUNCIL ON FEBRUARY 12, 2008 WITH RECOMMENDED APPROACH TO ENSURE LONG TERM FISCAL SOLVENCY AND CONSIDERATION OF A RESOLUTION AMENDING THE FISCAL YEAR 2007-2008 BUDGET

This report presents a multi-year financial projection of the General Fund. The report also describes the process and time frame staff has developed in which to engage the City's four labor groups and return to the City Council with a recommended strategy to ensure a positive General Fund fund balance through June 2010 and thereafter. The report is comprised of the following sections: 1) General Fund Projection through June 30, 2010; 2) Process for Developing Recommended Strategy to ensure a positive General Fund fund balance through June 30, 2010 and 3) the recommended action to take on December 18, 2007 at tonight's meeting.

PROPOSED ACTION: Adopt a Resolution:

1. Directing staff to present to the City council no later than February 12, 2008 a comprehensive approach to ensuring a balance of General Fund expenditures and revenues through June 30, 2010 and thereafter.
  2. Amending the City's General Fund budget for Fiscal Year 2007-2008 as set for in Appendix B and staffing changes listed in Appendix C.
  3. Authorizing minor amendments to four additional funds.
- C. APPROVAL OF A RESOLUTION AMENDING THE POLICE DEPARTMENT BUDGET FOR FISCAL YEAR 2007/2008 TO ACCEPT A GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE IN THE AMOUNT OF \$125,000 AND TO APPROPRIATE THE SAME AMOUNT FOR THE IMPLEMENTATION OF THE GRANT

PROPOSED ACTION: Adopt a resolution amending the Police Department budget for Fiscal Year 2007/2008 to accept a grant from the United States Department of Justice and to appropriate the same amount for the implementation of the grant. On December 11, 2007, Council approved a resolution of intention for this amendment.

**16. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

**17. WRITTEN COMMUNICATIONS**

*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:** *May recess to consider matters of pending litigation (GC 54956.9), personnel (GC 54957), labor relations (GC 54957.6), and real property negotiations (GC 54956.8). Records are not available for public inspection.*

**23. ADJOURNMENT**



**CITY OF VALLEJO**  
**REDEVELOPMENT AGENCY**  
**SPECIAL MEETING**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADMINISTRATIVE ITEMS**
  - A. APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TRI-PARTY DESIGN CONSULTANT SERVICES AGREEMENT BETWEEN THE CITY OF VALLEJO REDEVELOPMENT AGENCY, TRIAD DOWNTOWN VALLEJO LLC AND BELLECI AND ASSOCIATES INC, FOR THE DOWNTOWN VALLEJO SQUARE SIDEWALK AND STREET IMPROVEMENT PROJECT  
  

PROPOSED ACTION: Adopt a resolution authorizing the Executive Director to execute a Tri-Party Design Consultant Services Agreements between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.
4. **ADJOURN TO SPECIAL JOINT MEETING WITH THE VALLEJO CITY COUNCIL**