



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA
VALLEJO CITY COUNCIL
SPECIAL MEETING
VALLEJO HOUSING AUTHORITY
SPECIAL JOINT MEETING
VALLEJO REDEVELOPMENT AGENCY

SEPTEMBER 16, 2008

MAYOR
Osby Davis

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

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

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.

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.

VALLEJO CITY COUNCIL
SPECIAL MEETING – CLOSED SESSION
4:45 P.M. CITY COUNCIL CHAMBERS

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 94956.8:

PROPERTY: CERTAIN REAL PROPERTY (VACANT LOT) AT LINCOLN STREET AND HUMBOLDT STREET ADJACENT TO INTERSTATE 80

CITY NEGOTIATORS: CRAIG WHITCOM, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR, SUSAN MCCUE, ECONOMIC DEVELOPMENT PROGRAM MANAGER, AND STEVE ENGLAND, REAL PROPERTY ASSET MANAGER NEGOTIATING PARTIES: CLEAR CHANNEL OUTDOOR UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT FOR LEASE OF PROPERTY

2. CONFERENCE WITH CITY'S LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6 CONCERNING THE FOLLOWING EMPLOYEE ORGANIZATIONS: INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186 (IAFF); VALLEJO POLICE OFFICERS' ASSOCIATION (VPOA); INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW), AND CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL, AND PROFESSIONALS (CAMP). THE CITY'S NEGOTIATORS ARE: JOSEPH M.TANNER, CITY MANAGER, CRAIG WHITTON, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT; ROBERT STOUT, FINANCE DIRECTOR; SUSAN MAYER, ASSISTANT FINANCE DIRECTOR; SANDY SALERNO, ACTING HUMAN RESOURCES DIRECTOR

NOTE: The Council will be meeting in closed session with its negotiators and staff to review its position and to give instructions to its negotiators concerning labor negotiations with the above-named employee organizations. No negotiations take place in the closed session between the Council and the employee organizations.

VALLEJO CITY COUNCIL
SPECIAL MEETING – STUDY SESSION
6:00 P.M. CITY COUNCIL CHAMBERS

1. CONCEPTUAL PLANS FOR TRANSIT CENTER AT CURTOLA PARKWAY AND LEMON STREET

PROPOSED ACTION: Informational item only. No action will be taken.

VALLEJO HOUSING AUTHORITY
SPECIAL MEETING – SEPTEMBER 16, 2008
6:30 P.M. – CITY COUNCIL CHAMBERS

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

1. ROLL CALL

2. ADMINISTRATIVE ITEM

- A. STATUS OF COMMUNITY LAND TRUST OPTION TO PROVIDE
AFFORDABLE HOUSING

PROPOSED ACTION: Informational item only. No action will be taken.

3. ADJOURNMENT

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS**
 - A. PRESENTATION OF A PROCLAMATION DECLARING SEPTEMBER 2008 AS NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY MONTH
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 A RESOLUTION APPROVING THE FOLLOWING CIVIL SERVICE RULES AND REGULATIONS ADOPTED BY THE CIVIL SERVICE COMMISSION: RULE 4.6 CLASSIFICATION REVISION; RULE 13.1 MAINTENANCE; RULE 13.4 APPROVAL OF REGISTER OF ELIGIBLES; RULE 13.5 LIFE OF REGISTER; RULE 17.8 CONDITIONAL APPOINTMENTS; RULE 6.1 ANNOUNCEMENT OF EXAMINATIONS; RULE 9.5 RELATIVE WEIGHTS; RULE 9.7 QUALIFYING TESTS; RULE 9.9 LATERAL ENTRY; RULE 10.4 LIMITATION; RULE 12.1 INSPECTION OF QUESTIONS; RULE 4.4 RECLASSIFICATION; AND RULE 15.1 PROCEDURE

PROPOSED ACTION: Adopt the Resolution approving the following amended Rules and Regulations adopted by the Civil Service Commission: Rule 4.6 Classification Revision; Rule 13.1 Maintenance; Rule 13.4 Approval of Register of Eligibles; Rule 13.5 Life of Register; Rule 17.8 Conditional Appointments; Rule 6.1 Announcement of Examinations; Rule 9.5 Relative Weights; Rule 9.7 Qualifying Tests; Rule 9.9 Lateral Entry; Rule 10.4 Limitation; Rule 12.1, Inspection of Questions; Rule 4.4 Reclassification; and Rule 15.1 Procedure

- B. SUBMISSION OF ANNUAL REPORT OF THE CIVIL SERVICE COMMISSION SUMMARIZING THE ACTIVITIES OF THE COMMISSION

PROPOSED ACTION: Informational item only. No action will be taken.

- C. APPROVAL OF A RESOLUTION AUTHORIZING THE TRANSPORTATION SUPERINTENDENT TO FILE AND EXECUTE AN APPLICATION FOR FTA SECTION 5311 FUNDS (49 U.S.C. SECTION 5311) TO PROVIDE ADDITIONAL INFORMATION AS NEEDED AND TO SUBMIT AND APPROVE REQUESTS FOR REIMBURSEMENTS

PROPOSED ACTION: Adopt the resolution authorizing the Transportation Superintendent to file and execute the application for 49 USC Section 5311 funds, to provide additional information as needed and to submit and approve requests for reimbursements.

- D. APPROVAL OF A RESOLUTION AUTHORIZING FUNDS FOR TRAINING SESSION FOR TWO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION MEMBERS TO ATTEND A CALIFORNIA HISTORIC BUILDING CODE WORKSHOP TO BE HELD SEPTEMBER 19, 2008

PROPOSED ACTION: Adopt the resolution authorizing the expenditure of funds from the training budget to allow two members of the Architectural Heritage and Landmarks Commission to attend California Historic Building Code training.

- E. APPROVAL OF GRANT AGREEMENT WITH THE CALIFORNIA OFFICE OF TRAFFIC SAFETY FOR A DUI ENFORCEMENT AND AWARENESS PROGRAM

PROPOSED ACTION: Adopt the resolution approving a Grant Agreement with the California Office of Traffic Safety for a DUI Enforcement and Awareness Program.

- F. APPROVAL OF CITY COUNCIL MINUTES FOR THE MEETINGS OF APRIL 22, MAY 13, MAY 20, 2008 AND SPECIAL MEETING OF JUNE 25, 2008

PROPOSED ACTION: Approve the minutes.

- G. FINAL READING OF AN ORDINANCE TO DISESTABLISH THE DOWNTOWN IMPROVEMENT DISTRICT

PROPOSED ACTION: Adopt the ordinance to disestablish the Downtown Improvement District.

- H. APPROVAL OF A RESOLUTION APPROVING DESIGN REVIEW BOARD RULES OF ORDER AND PROCEDURE

PROPOSED ACTION: Adopt the resolution to approve the Design Review Board Rules of Order and Procedure.

- I. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND SECTION 12.02.080 OF THE CITY OF VALLEJO MUNICIPAL CODE, ENTITLED "TO WHOM PERMITS SHALL BE ISSUED"

PROPOSED ACTION: Adopt the resolution of intention to amend Section 12.02.080 of the City of Vallejo Municipal Code, entitled "To whom permits shall be issued."

- J. APPROVAL OF A RESOLUTION APPROVING FISCAL YEAR 2007-2008 FEDERAL CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

PROPOSED ACTION: Adopt the resolution approving the fiscal year 2007-2008 Federal Consolidated Annual Performance and Evaluation Report (CAPER).

- K. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR 2008-2009 BUDGET FOR FUND 101 (FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM)

PROPOSED ACTION: Adopt the resolution of intention to amend the fiscal year 2008-2009 budget for Fund 101 (Federal Community Development Block Grant Program).

9. PUBLIC HEARINGS

- A. CONSIDERATION OF AN APPEAL BY SUSAN BRASHEAR ANTHONY OF THE CITY OF VALLEJO TRANSPORTATION IMPACT MITIGATION FEE FOR THE PROPOSED ANCHOR SELF STORAGE PROJECT (PUBLIC STORAGE) LOCATED AT THE INTERSECTION OF SONOMA BOULEVARD AND SOLANO AVENUE

PROPOSED ACTION: Adopt the resolution denying the appeal of Susan Brashear Anthony regarding the City of Vallejo Transportation Impact Mitigation Fee for the proposed Anchor Self Storage Project at the intersection of Sonoma Boulevard and Solano Avenue.

10. POLICY ITEMS – NONE

11. RECESS TO JOINT SPECIAL MEETING WITH THE REDEVELOPMENT AGENCY

12. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO TO FACILITATE THE EXPANSION AND CONSTRUCTION OF A NEW SEAWALL BY THE VALLEJO YACHT CLUB

PROPOSED ACTION: Adopt the resolution authorizing the City Manager to execute a Lease with the Redevelopment Agency of the City of Vallejo.

13. RECONVENE TO CITY COUNCIL MEETING

14. ADMINISTRATIVE ITEMS (CONTINUED)

- B. CONSIDERATION OF A RESOLUTION APPROVING A FISCAL YEAR 2008-2009 AGREEMENT BY AND BETWEEN THE CITY OF VALLEJO AND MEALS ON WHEELS OF SOLANO COUNTY, INC.

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute an agreement between the City of Vallejo and Meals on Wheels of Solano County, Inc. for its Elder Nutrition Program

- C. CONSIDERATION OF A RESOLUTION ACCEPTING THE MARE ISLAND SHORELINE HERITAGE PRESERVE ADVISORY BOARD REPORT

PROPOSED ACTION: Adopt the resolution accepting the Shoreline Heritage Preserve Advisory Board Report.

- D. SUBMISSION OF ANNUAL REAL ESTATE REPORT AND CONSIDERATION OF RESOLUTION DECLARING CERTAIN REAL PROPERTY TO BE SURPLUS PROPERTY AND DIRECTING STAFF TO PURSUE THE SALE OR LEASING OF SURPLUS REAL PROPERTY IN FISCAL YEAR 2008-2009

PROPOSED ACTION: Adopt the resolution declaring certain real property as surplus property and authorizing staff to pursue the sale and/or long term lease of surplus real property during FY 2008-2009.

- E. UPDATE ON VALLEJO CRIME STATISTICS AND PUBLIC SAFETY BY CHIEF OF POLICE ROBERT NICHELLINI

PROPOSED ACTION: Informational item only. No action will be taken.

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

16. 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.

- A. EMAIL TO MAYOR DAVIS DATED APRIL 19, 2008 REGARDING 317 CAROLINA STREET
- B. EMAIL TO MAYOR DAVIS, UNDATED, REGARDING MURDER SUSPECT CAUGHT AT 317 CAROLINA STREET
- C. EMAIL TO MAYOR DAVIS DATED AUGUST 16, 2008 REGARDING MURDER SUSPECT CAUGHT AT 317 CAROLINA STREET

17. CITY MANAGER'S REPORT

18. CITY ATTORNEY'S REPORT

19. 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.

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

21. CLOSED SESSION

22. ADJOURNMENT

VALLEJO REDEVELOPMENT AGENCY
SPECIAL JOINT MEETING – 7:00 P.M.
CITY COUNCIL CHAMBERS

NOTICE: Members of the public shall have the opportunity to address the Redevelopment Agency concerning any item listed on this 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. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF RESOLUTION OF AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FOURTH AMENDMENT TO INDENTURE OF LEASE WITH THE VALLEJO YACHT CLUB AND A LEASE WITH THE CITY OF VALLEJO TO FACILITATE THE EXPANSION AND CONSTRUCTION OF A NEW SEAWALL BY THE VALLEJO YACHT CLUB

PROPOSED ACTION: Adopt the resolution authorizing the Executive Director to execute a Fourth Amendment to Indenture of Lease with the Vallejo Yacht Club and a Lease with the City of Vallejo.

4. ADJOURN TO CITY COUNCIL MEETING