



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

VALLEJO CITY COUNCIL SPECIAL MEETING VALLEJO HOUSING AUTHORITY

MAYOR
Osby Davis

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

OCTOBER 21, 2008

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** **5:00 P.M. CITY COUNCIL CHAMBERS**

1. CALL TO ORDER
2. ROLL CALL
3. CLOSED SESSION
 - A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:
PROPERTY: APN 056-191260 AND APN 056-191-100 (PARCEL A); APN 055-160-170 (PARCEL B); APN 055-160-300, APN 055-160-380, AND APN 055-160-240 (PARCEL C); APN 055-170-280 AND APN 055-170-290 (PARCEL D); APN 056-192-070, APN 056-192-080, AND APN 056-192-090 (PARCEL E); APN 056-194-110, APN 056-194-120, APN 056-194-130, AND APN 056-194-140 (PARCEL F); AND APN 056-223-030 (PARCEL G) (SEVEN CERTAIN PARCELS ASSOCIATED WITH THE DISPOSITION

AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO AND TRIAD DOWNTOWN VALLEJO, LLC.
CITY NEGOTIATORS: JOE TANNER, CITY MANAGER; CRAIG WHITTON, ASSISTANT CITY MANAGER/COMMUNITY; ANNETTE TAYLOR, SENIOR COMMUNITY DEVELOPMENT ANALYST
NEGOTIATING PARTIES: TRIAD DOWNTOWN VALLEJO, LLC
UNDER NEGOTIATION: 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 CITY'S LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6 CONCERNING THE FOLLOWING EMPLOYEE 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; 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.

4. ADJOURNMENT

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. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

- A. APPROVAL OF HOUSING AUTHORITY MINUTES FOR THE SPECIAL MEETING OF JUNE 24, 2008

PROPOSED ACTION: Approve the minutes of the Housing Authority for the special meeting of June 24, 2008.

4. ADMINISTRATIVE ITEM

- A. SUBJECT: REVISIONS OF ADMINISTRATIVE PLAN CHAPTERS THREE, FOUR, TWENTY-TWO AND TWENTY-FOUR

PROPOSED ACTION: Adopt the proposed revisions to Chapters Three, Four, Twenty-Two and Twenty-Four of the Administrative Plan

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

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

5. 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. **PROCLAMATION DECLARING OCTOBER 21-27, 2008 AS RED RIBBON WEEK IN THE CITY OF VALLEJO**

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 FISCAL YEAR 2008-09 SERVICE AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE VALLEJO CONVENTION AND VISITORS BUREAU FOR MARKETING SERVICES (VALLEJO TOURISM BUSINESS IMPROVEMENT DISTRICT)**

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute a service agreement with the Vallejo Convention and Visitors Bureau (CVB) for marketing services (Vallejo Tourism Business Improvement District).

- B. **APPROVAL OF A RESOLUTION OF INTENTION DIRECTING STAFF TO PREPARE AN AMENDED DOWNTOWN VALLEJO SPECIFIC PLAN AND EXPRESSING ITS INTENT TO REVISE ORDINANCE 1553 N.C. (2d), THE MASTER PLAN FOR DOWNTOWN VALLEJO, TO ACCOMMODATE THOSE AMENDMENTS.**

PROPOSED ACTION: Adopt the Resolution of Intention to amend the Downtown Vallejo Specific Plan to provide greater flexibility of land uses along the Georgia Street Corridor, eliminate temporary land use regulations, and provide for a more streamlined application process. The draft Resolution and Ordinance will be forwarded to the Planning Commission for their consideration and recommendation to the City Council on November 3, 2008.

- C. APPROVAL OF A RESOLUTION CONFIRMING THE APPOINTMENT OF COUNCILMEMBERS SUNGA, HANNIGAN, AND WILSON TO THE UTILITY FINANCING PLAN AND RATE STUDY AD HOC COMMITTEE TO FACILITATE EVALUATION OF VARIOUS WATER RATE SETTING OPTIONS TO ENSURE FISCAL STABILITY OF THE WATER ENTERPRISE FUND

PROPOSED ACTION: Adopt the resolution confirming the appointment of Councilmembers Sunga, Hannigan and Wilson to the Utility Financing Plan and Rate Study Ad Hoc Committee to facilitate evaluation of various water rate setting options to ensure fiscal stability of the Water Enterprise Fund.

- D. APPROVAL OF A RESOLUTION ADOPTING COUNCIL'S 2008 AREAS OF FOCUS

PROPOSED ACTION: Adopt the resolution approving Council's 2008 areas of focus.

- E. APPROVAL OF A RESOLUTION AWARDED THE BUS AND FERRY TERMINAL ADVERTISING CONTRACT AND THE FERRY ADVERTISING CONTRACT TO CITY BUS ADVERTISING, A SOLE PROPRIETORSHIP AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CITY BUS ADVERTISING, SANTA ROSA, CALIFORNIA

PROPOSED ACTION: Adopt the resolution awarding Bus and Ferry Terminal Advertising contract and the Ferry Advertising contract to City Bus Advertising, a Sole Proprietorship and authorizing the City manager to enter into a contract with City Bus Advertising, Santa Rosa, California.

- F. APPROVAL OF A RESOLUTION AWARDED THE FERRY ENGINE OVERHAUL CONTRACT TO VALLEY POWER SYSTEMS NORTH, A CALIFORNIA CORPORATION, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH VALLEY POWER SYSTEMS NORTH, SAN LEANDRO, CALIFORNIA

PROPOSED ACTION: Adopt the resolution awarding the Ferry Engine Overhaul Contract to Valley Power Systems North, a contract with Valley Power Systems North of San Leandro, California.

- G. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND CHAPTERS 2.06 AND 2.52 OF THE CITY OF VALLEJO MUNICIPAL CODE, AND ADOPT A TRAVEL AND EXPENSE REIMBURSEMENT POLICY FOR CITY OFFICIALS WHICH COMPLIES WITH STATE LAW (AB 1234)

PROPOSED ACTION: Approve the resolution of intention to amend Sections 2.06 and 2.52 of the Vallejo Municipal Code and to ADOPT the travel and expense reimbursement policy in compliance with State law (AB 1234).

8. PUBLIC HEARINGS

- A. CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOLANO AVENUE AND NINTH STREET AND A RESOLUTION AMENDING THE GENERAL PLAN AND APPROVE PLANNED DEVELOPMENT UNIT PLAN AND MINOR EXCEPTION TO FACILITATE DEVELOPMENT OF FOURTEEN RESIDENTIAL CONDOMINIUM TOWNHOME UNITS

PROPOSED ACTION: Adopt the ordinance rezoning the property to Planned Development Residential; the resolution amending the General Plan land use classification to High Density Residential; the Mitigated Negative Declaration; and approve Planned Development #07-0008 and Minor Exception #07-0004 to facilitate development of fourteen residential condominium townhome units, subject to the conditions of approval.

9. POLICY ITEMS

- A. CONSIDERATION OF AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO EXTENDING A TEMPORARY MORATORIUM ON THE CONVERSION OF MOBILE HOME PARKS TO RESIDENT OWNERSHIP FOR A PERIOD OF 90 DAYS THROUGH AND INCLUDING JANUARY 21, 2009

PROPOSED ACTION: Approve an urgency ordinance extending the temporary moratorium on mobile home park conversions until January 21, 2009 in order to enable staff to present the proposed ordinance and hold public hearing before the City Council in November.

10. ADMINISTRATIVE ITEMS - NONE

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

12. 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.

13. CITY MANAGER'S REPORT

14. CITY ATTORNEY'S REPORT

15. COMMUNITY FORUM

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

17. CLOSED SESSION

18. ADJOURNMENT