

AGENDA

**VALLEJO CITY COUNCIL
SPECIAL MEETING – 5:00 P.M.
REGULAR MEETING – 7:00 P.M**



City Hall
555 Santa Clara Street
Vallejo, CA 94590

**VALLEJO SANITATION AND FLOOD
CONTROL DISTRICT
REGULAR MEETING – 6:00 P.M.**

**JOINT VALLEJO CITY COUNCIL &
HOUSING AUTHORITY
SPECIAL MEETING
6:30 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**

NOVEMBER 15, 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 5:00 P.M.
OF THE
VALLEJO CITY COUNCIL
VALLEJO HOUSING AUTHORITY
COUNCIL CHAMBERS
555 SANTA CLARA STREET, VALLEJO, CA
NOVEMBER 15, 2011**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND VALLEJO HOUSING AUTHORITY BOARD:

You are hereby notified that I do hereby call the Vallejo City Council and the Vallejo Housing Authority 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 and the Vallejo Housing Authority 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. CLOSED SESSION

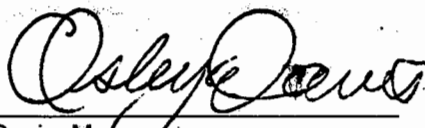
- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS-pursuant to Government Code Section 54956.8 – Property – Assessor's Parcel Numbers 0182-050-110 (Proposed Hiddenbrooke School Site) and Assessor's Parcel Numbers 0182-050-090 (Proposed Hiddenbrooke Park Site); City Negotiators – David Kleinschmidt, Public Works Director; Claudia Quintana, Assistant City Attorney; Negotiating Parties – Vallejo Unified School District; Greater Vallejo Recreation District; 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 Government Code Section 54956.9 (c)

ADJOURN TO A JOINT CLOSED SESSION WITH THE CITY COUNCIL AND HOUSING AUTHORITY

- C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54596.8 -Property: 300 Mini Drive. Assessor's Parcel Numbers 0068-580-010 through 0068-580-230; City Negotiators - Craig Whittom, Assistant City Manager; Melinda Nestlerode, Housing/Community Development Program Manager; John Nagel, Assistant City Attorney; Negotiating Parties – Vallejo Neighborhood Housing Services, Inc; Under Negotiation – Price and Terms

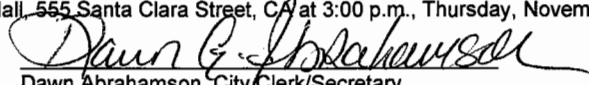
4. ADJOURNMENT

Dated: November 10, 2011


Osby Davis, Mayor

I, Dawn Abrahamson, City Clerk/Board 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 City Council and Housing Authority 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 3:00 p.m., Thursday, November 10, 2011.

Dated: November 10, 2011


Dawn Abrahamson, City Clerk/Secretary

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:30 P.M.
OF THE
VALLEJO CITY COUNCIL
HOUSING AUTHORITY
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
NOVEMBER 15, 2011**

MAYOR/CHAIR
Osby Davis

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

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND VALLEJO HOUSING AUTHORITY BOARD:

You are hereby notified that I do hereby call the Vallejo City Council and the Vallejo Housing Authority 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 and the Vallejo Housing Authority 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. **City Treasurer's Investment Report for the Quarter Ended September 30, 2011**

Recommendation: By motion, accept the Treasurer's Investment Report for the Quarter ending September 30, 2011

Contact: Deborah Lauchner, Finance Director, 648-4592

RECESS TO A JOINT SESSION WITH THE HOUSING AUTHORITY

4. **ACTION CALENDAR**

A. **Deferral of Temple Art Lofts Impact Fees
Housing Authority**

Recommendation: Adopt a Resolution authorizing the Executive Director to enter into no interest loan agreement with Temple Art Loft Association, L.P., for the Housing Authority's payment of Water Facilities fees to the City of Vallejo in an amount not to exceed \$350,000 for the Temple Art Lofts project located at 701-705 Marin Street, a multifamily rental housing development, for a term of 55 years and declaring the Board's intention to amend Fund 122 of the Fiscal Year 2011/2012 Housing Authority Budget by allocating \$150,000 from the available fund balance to Housing Development (HSG-01)

Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

City Council:

Recommendation: 1) By motion, hold on first reading an ordinance approving no interest fee deferral agreement for Traffic Impact Mitigation fees and City Property Development Excise taxes in an amount not to exceed \$93,238 and 2) adopt a resolution approving a no interest fee deferral agreement for building permit related fees and administrative fees in an amount not to exceed \$21,602, with Temple Art Loft Associates, L.P., for the Temple Art Lofts project located at 707-715 Marin Street, for a term of 55 years and authorizing the City Manager to execute a single fee deferral agreement related to said approvals in an amount to exceed \$114,840

Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

5. ADJOURNMENT

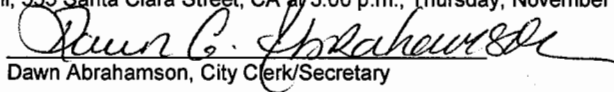


Osby Davis, Mayor

Dated: November 10, 2011

I, Dawn Abrahamson, City Clerk/Board 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 City Council and Housing Authority 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 3:00 p.m., Thursday, November 10, 2011.

Dated: November 10, 2011



Dawn Abrahamson, City Clerk/Secretary

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
NOVEMBER 15, 2011**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. Proclamation in Recognition and Appreciation of Vallejo Neighborhood Housing Services

B. Proclamation declaring November 2011 as “Lung Cancer Awareness Month”

C. Proclamation to Syar Foundation in Appreciation for \$100,000 Donation to Fighting Back Partnership

D. Proclamation declaring December 1, 2011 as “World AIDS Day”

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 meeting of 1) October 11, 2011 (closed) ; 2) October 11, 2011 (regular); and 3) October 11, 2011 (joint Council & Vallejo Public Financing Authority special meeting)
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

B. Claims

Recommendation: By motion, ratify the payment of claims totaling \$8,307,429.70 for the period October 1, 2011 through October 31, 2011
Contact: Deborah Lauchner, Finance Director, 648-4592

- C. **2011/12 CDBG and HOME Budget Amendments**
Recommendation: Adopt a Resolution of Intention to amend the Fiscal Year 2011-2012 CDBG and HOME Program Budgets
Contact: Melinda Nestlerode, Housing & Community Development Manager, 648-4507
- D. **City Treasurer's Investment Report for the Quarter Ended September 30, 2011**
Recommendation: Accept the Treasurer's Investment Report for the Quarter ending September 30, 2011
Contact: Deborah Lauchner, Finance Director, 648-4592
- E. **Assessment Update**
Recommendation: Accept report on completion and implementation of assessment tasks
Contact: Phil Batchelor, City Manager, 648-4576
- F. **Purchase of Paratransit Scheduling Software and Scheduling Software Training**
Recommendation: By motion, authorize the City Manager to amend the current license and maintenance contracts with Trapeze Group Inc. by adding a paratransit scheduling module providing for installation and software training in the amount of \$91,151.38
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- G. **Acceptance of Vallejo Downtown Streetscape Project Phase 1A**
Recommendation: Adopt a Resolution accepting the work as complete with North Bay Construction Inc. for the Downtown Streetscape Improvement Project Phase 1A (Federal Aid Project No. ESPL-5030(048)) and authorizing the City Clerk to file a Notice of Completion
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- H. **Submit Application for Prop 1B Funds**
Recommendation: Adopt a Resolution authorizing the City Manager to submit the Application for Prop 1B, California Transit Security Grant Program Funds (CTSGP) in the amount of \$135,621 and to take further actions as necessary
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- I. **Procurement of Automated Crime Prevention and Detection System**
Recommendation: Adopt a Resolution amending the Fiscal Year 2011-2012 budget to increase the Capital Outlay Fund revenue budget by \$5,000 and expenditure appropriations by \$430,000
Contact: Phil Batchelor, City Manager, 648-4546
- J. **Submit Application for Transit Security Grant Program**
Recommendation: Adopt a Resolution authorizing the City Manager to submit an application for Transit Security Grant Program funds (TSGP) Grant #2007-RL-T7-K002, Cal EMA ID #095-81666, in the amount of \$127,000 and declare its intention to amend the Fiscal Year 2011-2012 Transportation Capital budget in the same amount and to take further action as necessary
Contact: David A. Kleinschmidt, Public Works, 648-4301

- K. **Amendment to Funding Agreement – Redwood Parkway-Fairgrounds Drive Improvement Project**
Recommendation: Adopt a Resolution authorizing the City Manager to execute the First Amendment to the Funding Agreement with the County of Solano and the Solano Transportation Authority (STA) to provide up to \$117,267 in matching funds for the Environmental Impact Report (EIR) for the Redwood Parkway-Fairgrounds Drive Improvement Project
Contact: David A. Kleinschmidt, Public Works, 648-4301
- L. **Secretary Position in the City Clerk’s Office**
Recommendation: Adopt a Resolution to amend the Authorized Staff Positions in the City Clerk’s Division by the addition of an Executive Secretary and the elimination of the Secretary position
Contact: Dawn G. Abrahamson, City Clerk, 648-4527
- M. **Award Contract for Hydrology Engineering Consultant Services**
Recommendation: Adopt a Resolution authorizing the City Manager to award a Design Professional Consulting Agreement for Hydrology Engineering Consultant Services to Geosyntec Consultants in an amount not to exceed \$72,077 to develop the final Hydromodification Management Plan as required by the City’s Municipal Regional Stormwater Permit
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- N. **Project Labor Agreement – Vallejo Ferry Maintenance Facility**
Recommendation: Adopt a Resolution authorizing the City Manager to incorporate the use of a Project Labor Agreement in the plans and specifications for the proposed Vallejo Ferry Maintenance Facility
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- O. **Waiver of Fees – Mad Hatter Holiday Festival**
Recommendation: By motion, waive the fees associated with the required permits for the Mad Hatter Holiday Festival sponsored by the Central Core Restoration Corporation
Contact: Ursula Luna Reynosa, Economic Development Director, 648-4382

8. **RECESS TO SPECIAL MEETING OF THE REDEVELOPMENT AGENCY**

9. **RECONVENE TO THE VALLEJO CITY COUNCIL MEETING**

10. **ACTION CALENDAR**

- A. **Purchasing Authority Limit**
Recommendation: Second reading and adoption of an Ordinance amending Vallejo Municipal Code Chapter 3.20, entitled “Purchase and Disposition of Property,” related to dollar limits requiring formal competitive bidding and the City Manager and City Attorney’s authority to sign contracts, purchase orders, change orders, changes to contract amounts, and other revisions related to the award of contracts for City purchases
Contact: Deborah Lauchner, Finance Director, 648-4592

B. Quarterly Ridgecrest Report

Recommendation: By motion, accept the Ridgecrest Quarterly Report as documentation of the reimbursement from the LMD Program for non LMD inspection services during the fourth quarter of Fiscal Year 2010-2011 in the amount of \$5,096.19

Contact: David A. Kleinschmidt, Public Works Director, 648-4301

C. Public Hearing - Appeals of Planning Commission's Approval of WinCo Food Store Project, 2850 Redwood Boulevard

Recommendation: Conduct a Public Hearing and upon conclusion, adopt a Resolution denying the appeals and upholding the Planning Commission's certification of the Environmental Impact Report, adoption of the Statement of Overriding Considerations and approval of the Mitigation Monitoring and Reporting Program, and approval of Site Development Permit #10-0004 and Use Permit #10-0002

Contact: Michelle Hightower, Acting Planning Manager, 648-4506

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

17. ADJOURNMENT

**CALL AND NOTICE OF
SPECIAL MEETING AT 7:00 P.M.
OF THE
VALLEJO REDEVELOPMENT
AGENCY
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
NOVEMBER 15, 2011**

CHAIR
Osby Davis

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

TO THE MEMBERS OF THE VALLEJO REDEVELOPMENT AGENCY BOARD:

You are hereby notified that I do hereby call the Vallejo 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 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. **City Treasurer's Investment Report for the Quarter Ended September 30, 2011**

Recommendation: Accept the Treasurer's Investment Report for the Quarter ending September 30, 2011
Contact: Deborah Lauchner, Finance Director, 648-4592
 - B. **Approval of Minutes**

Recommendation: By motion, approve Redevelopment Agency minutes for the Special Meeting of October 11, 2011
Contact: Dawn G. Abrahamson, City Clerk, 648-4527
4. **ADJOURN TO THE CITY COUNCIL MEETING**

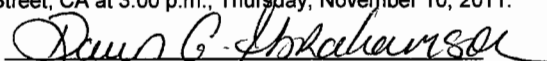
Dated: November 10, 2011



Osby Davis, Chair

I, Dawn Abrahamson, 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 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 3:00 p.m., Thursday, November 10, 2011.

Dated: November 10, 2011



Dawn Abrahamson, Secretary