



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.**

### DECEMBER 7, 2010

MAYOR  
Osby Davis

CITY COUNCIL  
Stephanie Gomes, Vice Mayor  
Hermie Sunga  
Michael Wilson  
Joanne Schivley  
Erin Hannigan  
Marti Brown

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.*

### CITY COUNCIL

#### SPECIAL MEETING – 5:30 P.M.

#### COUNCIL CHAMBERS

#### DECEMBER 7, 2010

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 Whitton, 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 pursuant to Government Code Section 54956.9(a): Jon Riley v. City of Vallejo, Workers' Compensation Claims, (ADJ1076169 – 4/7/01, ADJ2123926 – 4/23/01, ADJ211957 – 12/15/01, ADJ2093665 – 4/12/03, ADJ536929 – 1/23/07, ADJ6687287 – 4/28/08, ADJ6687286 – 12/18/08
  
- C. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION pursuant to Government Code Section 54956.9(c): In re: Landsource Communities Development, LLC et al., Debtor; United States Bankruptcy Court, District of Delaware, Case No. 08-11111 (KJC)

**4. ADJOURNMENT**



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Vallejo, CA 94590

# AGENDA

## VALLEJO REDEVELOPMENT AGENCY

**SPECIAL MEETING – 5:30 P.M.**  
**CITY COUNCIL CHAMBERS**

# DECEMBER 7, 2010

Chair  
Osby Davis

Members  
Stephanie Gomes, Vice Chair  
Hermie Sunga  
Michael Wilson  
Joanne Schivley  
Erin Hannigan  
Marti Brown

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 Redevelopment Agency without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.



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**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.

**4. CALL TO ORDER**

**5. ROLL CALL**

**6. CLOSED SESSION**

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 94956.8- Property: Approximately 92 acres located along the City of Vallejo's southern, central and northern waterfront and roughly bound by Solano Avenue on the South, Downtown Vallejo on the East and Mare Island Way on the North. (A.P. NOS.: 58-050-050; 58-050-040; 58-050-070; 58-090-070; 58-090-090; 58-090-190; 58-090-040; 58-090-130; 58-050-090; portion of A.P. NO. 058-090-220 and a portion not assessed; 058-091-210; portion of 058-091-220; portion of A.P. NO. 058-090-220; portion of A.P. NOS.: 055-180-020, 050, 060 and 070; 055-180-080; 055-180-020, 040, 050 and 060; 058-090-110.) City Negotiators: Phil Batchelor, City Manager; Craig Whittom, Assistant City Manager/Community Development, Susan McCue, Waterfront Project Manager, Iris Yang, Special Counsel, Negotiating Parties: Callahan de Silva, Callahan Property Company, City of Vallejo; Under Negotiations: Price and Terms of Payment

**4. ADJOURNMENT**

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
DECEMBER 7, 2010**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ELECTION OF VICE MAYOR**

A. Adoption of a Resolution electing a Vice Mayor  
PROPOSED ACTION: Adopt the Resolution

B. Selection of Council Seating

**5. PRESENTATIONS AND COMMENDATIONS**

**6. 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.*

**7. 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.*

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

A. Approval of City Council Minutes for the meetings of: 1) November 16, 2010 (closed); 2) November 16, 2010 (regular); 3) November 30, 2010 (closed) and 4) November 30, 2010 (regular)  
PROPOSED ACTION: Approve the Minutes

B. Adoption of a Resolution establishing a schedule of regular Council Meetings for 2011 and 2012  
PROPOSED ACTION: Adopt the Resolution

C. Adoption of a Resolution amending the Fiscal Year 2010-11 Federal Community Development Block Grant (CDBG) Program (FUND 101) Budget  
PROPOSED ACTION: Adopt the Resolution

- D. Adoption of a Resolution of Intention to amend the Fiscal Year 2010-11 Federal Home Investment Partnerships Program (Fund 102) Budget  
PROPOSED ACTION: Adopt the Resolution
- E. Adoption of a Resolution ratifying the payment of Claims totaling \$7,453,622.66 for the period October 1, 2010 to October 31, 2010  
PROPOSED ACTION: Adopt the Resolution
- F. Adoption of a Resolution accepting the Water Mains Capital Improvements Project Fiscal Year 2009-10 WT7041 by Team Ghilotti Inc. of Petaluma, California as complete  
PROPOSED ACTION: Adopt the Resolution
- G. Annual Review of Municipal Code, Chapter 2.08, the "Sunshine Ordinance" regulating Public Meetings and Public Records  
PROPOSED ACTION: Receive and file Report
- H. Adoption of four Resolutions amending the Fiscal Year 2010-11 Capital Improvement Budget by adding: 1) \$88,000 to the McGeary Road Project; 2) \$1,852,000 to the Citywide Street Rehabilitation Project; 3) \$10,424,000 to the Sacramento Street Bridge Rehabilitation Project; and 4) \$449,200 to the Safe Routes to School (SR2S) Hogan School Site Project  
PROPOSED ACTION: Adopt four Resolutions
- I. Adoption of a Resolution authorizing the City Manager to execute the Second Amendment to the Agreement with Black Talon Inc., Napa, CA for Transit Security Guard Services to increase the term from six months to ten months and the not-to-exceed amount from \$96,000 to \$157,706.67  
PROPOSED ACTION: Adopt the Resolution
- J. Adoption of a Resolution authorizing the City Manager to amend Purchase Order 028239 to Gillig Corporation, Hayward, CA, from \$8,658,850.48 to \$12,847,993.77 for the purchase of 21 Diesel Electric Hybrid Transit Buses  
PROPOSED ACTION: Adopt the Resolution

**9. PUBLIC HEARINGS**

- A. Conduct a Public Hearing and upon conclusion, adoption of a Resolution amending the White Slough Specific Plan, Zone 3-Redwood Street between Sacramento Street and Sonoma Blvd and holding on first reading of an Ordinance amending the White Slough Specific Plan/Master Plan  
PROPOSED ACTION: Adopt the Resolution and hold first reading of Ordinance

**10. POLICY ITEMS - NONE**

- A. Adoption of a Resolution creating a Mayor’s Task Force on Prostitution and confirming the Mayor’s nominations to serve on the Task Force (*Requested by Mayor Davis and Vice Mayor Gomes*)

PROPOSED ACTION: Adopt the Resolution

**11. ADMINISTRATIVE ITEMS**

- A. Adoption of a Resolution authorizing the City Manager to execute an exclusive right to negotiate an Agreement by and between the City and Mare Island Studios, LLC

PROPOSED ACTION: Adopt the Resolution

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

**13. 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.*

**14. CITY MANAGER’S REPORT**

**15. CITY ATTORNEY’S REPORT**

**16. COMMUNITY FORUM**

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**17. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

**18. CLOSED SESSION**

**19. ADJOURNMENT**