

AGENDA



City Hall
555 Santa Clara Street
Vallejo, CA 94590

**VALLEJO CITY COUNCIL
SPECIAL MEETING – 6:30 P.M.
REGULAR MEETING – 7:00 P.M**

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

MAYOR
Osby Davis

CITY COUNCIL
Stephanie Gomes, Vice Mayor
Marti Brown
Jesus "Jess" Malgapo
Robert H. McConnell
Bob Sampayan
Hermie Sunga

MARCH 26, 2013

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.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the City Clerk prior to the consideration of the item.

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 City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Council: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

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 6:30 P.M.
OF THE VALLEJO CITY COUNCIL**

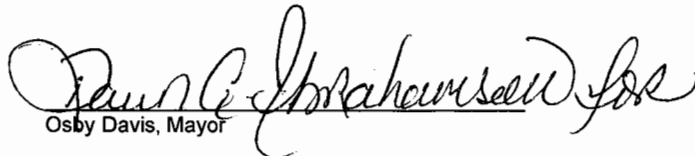
TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council 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 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 LEGAL COUNSEL – ANTICIPATED LITIGATION-**
Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9; No. of potential cases: 1
4. **ADJOURNMENT**

Dated: March 21, 2013


Osby Davis, Mayor

I, Dawn Abrahamson, City Clerk 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, 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 1:00 p.m., Thursday, March 21, 2013.

Dated: March 21, 2013


Dawn G. Abrahamson, City Clerk

**REGULAR MEETING
AT 6:45 P.M.
OF THE
VALLEJO HOUSING AUTHORITY
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
MARCH 26, 2013**

CHAIR
Osby Davis

MEMBERS:
Vice Chair Stephanie Gomes
Marti Brown
Jesus "Jess" Malgapo
Robert H. McConnell
Bob Sampayan
Hermie Sunga
Wallace Ingalls
Lydia Pitchford

1. CALL TO ORDER

2. ROLL CALL

3. FIRST COMMUNITY FORUM

Anyone wishing to address the Housing Authority Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Housing Authority Board to resolve, is requested to submit a completed speaker card to the Secretary. 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 Housing Authority Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.

4. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Housing Authority Board on Consent Calendar Items are requested to submit a completed speaker card to the Secretary. 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 Housing Authority Board. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

5. CONSENT CALENDAR & APPROVAL OF AGENDA

A. Approval of Minutes

Recommendation: By motion, approve the minutes of the February 26, 2013 special meeting of the Housing Authority
Contact: Dawn G. Abrahamson, Secretary, 648-4527

B. Establishing a Housing Authority Meeting Schedule for Calendar Years 2013 and 2014

Recommendation: Adopt a Resolution establishing a Housing Authority regular meeting schedule for calendar years 2013 and 2014
Contact: Dawn G. Abrahamson, Secretary, 648-4527

C. Accept Housing Authority Roof Repair Project Fiscal Year 2012-2013 As Complete

Recommendation: Adopt a Resolution accepting the work as complete with Pioneer Contractors, Inc. for the Housing Authority Roof Repair Project Fiscal Year 2012/2013 and authorizing the City Clerk to file a Notice of Completion
Contact: David A. Kleinschmidt, Public Works Director, 648-4301

6. ADJOURNMENT

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MARCH 26, 2013**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. Introduction of New Employees

B. Recognition of Retiring Employee – Melinda Nestlerode

C. Neighborhood Law Program Update by City Attorney Quintana

5. FIRST COMMUNITY FORUM

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6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

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7. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. Approval of Minutes

Recommendation: By motion, approve City Council Minutes for the meetings of 1) March 12, 2013 (special) and 2) March 12, 2013 (regular)

Contact: Dawn G. Abrahamson, City Clerk, 648-4527

B. Claims

Recommendation: By motion, ratify the payment of claims totaling \$4,859,443.64 February 1, 2013 through February 28, 2013

Contact: Deborah Lauchner, Finance Director, 648-4592

- C. **Community Development Week**
Recommendation: By motion, declare the week of March 31, 2013 as "Community Development Week" in recognition of the 39th Anniversary of the Federal Community Development Block Grant (CDBG) Program
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408
- D. **Award Construction Contract for Safe Route to School (SR2S) Hogan School Site Improvement Project**
Recommendation: Adopt a Resolution approving the plans and specifications for the Safe Route to School (SR2S) Hogan School Site Improvement Project and authorizing the City Manager to award a construction contract in the amount of \$449,739.00 to G.D. Nielson Construction, Inc. in accordance with the approved plans and specifications
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- E. **Resolution Authorizing the City Manager to Allocate \$100,000 of Neighborhood Stabilization Program 1 Funds to Assist in Financing a Mixed Use Development at 707 – 715 Marin Street (Temple Art Lofts)**
Recommendation: Adopt a Resolution authorizing the City Manager to allocate \$100,000 of Neighborhood Stabilization Program 1 (NSP1) funds, which are currently unallocated, to assist in financing the rehabilitation and construction of the Temple Art Lofts project at 707-715 Marin Street, a mixed use development
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408
- F. **Authorize the Mayor as the City's Voting Member to Cast a Ballot in Support or Opposition to the League of California Cities' Proposed Bylaw Amendments**
Recommendation: By motion, authorize the Mayor as the City's voting delegate to cast a ballot in support or opposition on behalf of the City of Vallejo to the League of California Cities' proposed Bylaw amendments
Contact: Dawn G. Abrahamson, City Clerk, 648-4528
- G. **Resolution Establishing the Salary Range for the Housing Specialist Supervisor and Housing Specialist I/II Positions**
Recommendation: Adopt a Resolution which 1) establishes a salary range for the Housing Specialist Supervisor position at salary range 39 (\$5,060.93 - \$6,151.60 per month); 2) establishes a salary range 25A for the Housing Specialist I position (\$3,600.36 - \$4,376.25 per month); 3) establishes a salary range 29A for the Housing Specialist II position (\$3,972.35 - \$4,828.45) per month within the International Brotherhood of Electrical Workers bargaining unit; and 4) directs staff to amend the public salary schedule on the City's website to reflect the new salary ranges
Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408

8. **ACTION CALENDAR**

NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

A. Tax Equity and Fiscal Responsibility Act (TEFRA) Public Hearing – Request for Approval of Tax-Exempt Revenue Bonds by California Statewide Communities Development Authority on Behalf of ROEM Development Corporation or its Affiliate

Recommendation: Conduct the public hearing and upon completion, adopt a Resolution approving the issuance of bonds by California Statewide Communities Development Authority for ROEM Development Corporation or its affiliate

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

B. Consideration of Measure B Funding Priorities for Fiscal Year 2013-2014 and Subsequent Fiscal Years

Recommendation: Provide direction to staff concerning Council preferences with respect to Measure B funding priorities for the upcoming fiscal year, and review potential funding plan for Measure B in subsequent fiscal years

Contact: Daniel E. Keen, City Manager, 648-4576
Deborah Lauchner, Finance Director, 648-4592

C. Council Charter Ad-hoc Committee Preliminary Report

Recommendation: By motion, approve the preliminary report of recommendations of the Charter Review Council Ad-hoc Committee and direct staff to draft a proposed ballot question(s)

Contact: Osby Davis, Mayor, 648-4377, and Councilmembers Marti Brown and Robert McConnell, 648-4575

9. INFORMATION CALENDAR

10. CITY MANAGER'S REPORT

11. CITY ATTORNEY'S REPORT

12. COMMUNITY FORUM

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

14. CLOSED SESSION

15. ADJOURNMENT