

AGENDA

**JOINT SPECIAL MEETING
OF THE
VALLEJO CITY COUNCIL &
SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
SPECIAL MEETING – 5:00 P.M.
(Closed Session)**

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

**VALLEJO SANITATION & FLOOD CONTROL
DISTRICT FINANCING CORPORATION
SPECIAL MEETING – 6:15 P.M.**

**JOINT SPECIAL MEETING OF THE
VALLEJO CITY COUNCIL &
SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY –
6:45 P.M.**

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

MAYOR
Osby Davis

CITY COUNCIL
Bob Sampayan, Vice Mayor
Pippin Dew
Jesus "Jess" Malgapo
Robert H. McConnell
Katy Miessner
Rozzana Verder-Aliga, EdD



City Hall
555 Santa Clara Street
Vallejo, CA 94590
www.ci.vallejo.ca.us

JANUARY 14, 2014

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.

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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
JOINT SPECIAL MEETING
AT 5:00 P.M.
OF THE VALLEJO CITY COUNCIL &
SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY:

You are hereby notified that I do hereby call the Vallejo City Council and the Successor Agency to the former Redevelopment Agency 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 Successor Agency 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**

City Council Closed Session Item


- A. Conference with Real Property Negotiators pursuant to Government Code Section 54956.8 – Properties: Valle Vista Avenue and Couch Street (APN #0054-020-120) and 1600 Sonoma Boulevard (APN #0056-196-130, #0056-196-140 and #0056-196-150); City Negotiators: Daniel E. Keen, City Manager; Negotiating Parties: Environfinance Group SPV-III, LLC for the Valle Vista and Couch parcel and Thomas J. McIlhattan and Honore H. McIlhattan Living Trust for 1600 Sonoma Boulevard; Under Negotiations: Price and Terms of Payment

Joint City Council and Successor Agency Item

- B. Conference with Legal Counsel – Existing Litigation – pursuant to Subdivision (a) of Section 54956.9 of the California Government Code; Name of Case: *Triad Downtown Vallejo v. the Redevelopment Agency, et. al;* Solano County Superior Court Case No. #FCS 037433

4. **ADJOURNMENT**

Dated: January 9, 2014


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 and Successor Agency members, 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 3:30 p.m., Thursday, January 9, 2014.

Dated: January 9, 2014


Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF
JOINT SPECIAL MEETING
AT 6:45 P.M.
OF THE
VALLEJO CITY COUNCIL &
SUCCESSOR AGENCY TO THE
FORMER VALLEJO
REDEVELOPMENT AGENCY
JANUARY 14 , 2014**

MAYOR/CHAIR
Osby Davis

MEMBERS:
Vice Mayor /Vice Chair Bob Sampayan
Pippin Dew
Jesus "Jess" Malgapo
Robert H. McConnell
Katy Miessner
Rozzana Verder-Aliga, EdD

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY:

You are hereby notified that I do hereby call the Vallejo City Council and the Successor Agency to the former Redevelopment Agency 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 Successor Agency 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**

Successor Agency Action Only:

A. **Approval of Minutes**

Recommendation: By motion, approve the minutes for the two special joint meetings of the Vallejo City Council and Successor Agency to the former Vallejo Redevelopment Agency of December 16, 2013
Contact: Dawn G. Abrahamson, Secretary, 648-4527

Joint City Council & Successor Agency Action:

4. **ACTION CALENDAR**

A. **Authorize City Manager and Executive Director of the Successor Agency to Execute a Settlement Agreement In *Triad Downtown Vallejo, LLC V. the Redevelopment Agency of the City of Vallejo, Et. Al.*; Solano County Superior Court Case No. FCS 037433**

Recommendation: By motion, authorize the City Manager, and the Executive Director of the Successor Agency to execute a Settlement Agreement to resolve *Triad Downtown Vallejo, LLC v. the Redevelopment Agency of the City of Vallejo, et al.*; Solano County Superior Court Case No. FCS 037433 ("Action"), in substantially the same form as Attachment A, subject to minor revisions by the City Attorney. Under the Settlement Agreement, Triad Downtown Vallejo, LLC ("Triad") will dismiss the Action with prejudice and execute Quit Claim Deeds releasing all of Triad's rights, title and interest to the parcels referenced in the Disposition and Development Agreement between Triad and the Redevelopment Agency ("DDA") in exchange for the Successor Agency's payment of \$299,000 in Redevelopment Property Tax Trust Fund ("RPPTF") revenues, the City's release of a \$500,000 Letter of Credit for the I-80 Overpass-Interchange/Downtown project and a \$120,000 Letter of Credit for the

Hiddenbrooke Fire Station project, and the City's waiver of an outstanding plan
check fee in the amount of \$91,000
Contact: Claudia Quintana, City Attorney, 648-4547

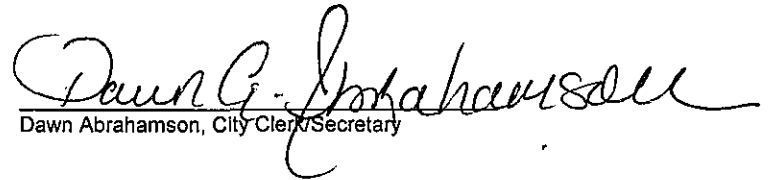
5. ADJOURNMENT

Dated: January 9, 2014


Osby Davis, Mayor/Chair

I, Dawn Abrahamson, City Clerk/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 Successor Agency members, 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 3:30 p.m., Thursday, January 9, 2014.

Dated: January 9, 2014


Dawn Abrahamson, City Clerk/Secretary

**VALLEJO CITY COUNCIL
SPECIAL MEETING – 7:00 P.M.
COUNCIL CHAMBERS
JANUARY 14, 2014**

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.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. Introduction of New Employees

B. Presentation of Housing Affordability Funds by Solano Association of Realtors to the City of Vallejo

C. Presentation of a Proclamation Proclaiming January 14-21, 2014 as "Reverend Dr. Martin Luther King, Jr. Week"

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 from for the meetings of 1) January 7, 2014 (special) and 2) January 7, 2014 (regular).

Contact: Dawn G. Abrahamson, City Clerk

B. Resolution to Amend Fiscal Year 2013-2014 Home Investment Partnerships Program Budget

Recommendation: Adopt a Resolution to amend the revised Fiscal Year 2013-2014 HOME Program budget, as the second step in a two-step process, by an increase in the amount of \$1,467,258

Contact: Craig Whittom, Assistant City Manager, 648-4579
Anne Putney, Housing & Community Development Manager, 648-4408
Guy L. Ricca, Senior Community Development Analyst, 648-4395

- C. **Adopt a Resolution Awarding a Construction Contract for the Sereno Drive Concrete Rehabilitation Project in the Amount of \$335,525**
Recommendation: Adopt a Resolution approving the project plans and specifications for the Sereno Drive Concrete Rehabilitation Project – Measure B Fiscal Year 2013-2014, and authorize the City Manager, or his designee, to award a construction contract in the amount of \$335,525 to B&M Builders, Inc., the lowest responsive and responsible bidder
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- D. **Authorize City Manager to Execute a Second Amendment to the Consultant and Professional Services Agreement Between the City of Vallejo and Fehr & Peers for The I-80/American Canyon Road/Hiddenbrooke Parkway Interchange Project in the Amount of \$95,210**
Recommendation: By motion, authorize the City Manager, or his designee, to execute a Second Amendment to the Consultant and Professional Services Agreement between the City of Vallejo and Fehr & Peers Transportation Consultants for additional feasibility studies in the amount of \$95,210 for the I-80/American Canyon Road/Hiddenbrooke Parkway Interchange project
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- E. **Authorize City Manager to Execute a Third Amendment to The Agreement with Akin Gump Strauss Hauer & Feld LLP for Federal Legislative Consultant Services in the Amount of \$25,200**
Recommendation: By motion, authorize the City Manager, or his designee, in partnership with the cities of Dixon, Fairfield and Vacaville, along with Solano Transportation Authority, to execute the Third Amendment to the agreement with Akin Gump Strauss Hauer & Feld, LLP to continue to provide federal legislative consultant services
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- F. **Authorize City Manager to Execute an Agreement with Goodwin Consulting Group, Inc., for Special Tax Services for a Total Not to Exceed \$300,000**
Recommendation: By motion, authorize the City Manager to execute an agreement between the City of Vallejo and Goodwin Consulting Group, Inc. in an amount not to exceed \$30,000 to provide special tax consultant administrative services for the City's Community Facilities Districts (CFD's), Improvement Districts and Assessment Districts (District), with any changes to the attached contract recommended by the City Attorney
Contact: Deborah Lauchner, Finance Director, 648-4592
- G. **Adopt a Resolution to Approve Rules of Order and Procedure for the Beautification and Design Review Board (BDRB)**
Recommendation: Adopt a Resolution approving the Rules of Order and Procedure for the Beautification and Design Review Board (BDRB)
Contact: Mark Sawicki, Economic & Community Development Director, 648-4382
Andrea Ouse, Planning Manager, 648-4163

- H. **Adopt a Resolution Amending Fiscal Year 2013-2014 Positions and Salaries Resolution (Resolution No. 13-079 N.C.) to add One Limited-Term Administrative Analyst I (Confidential) Position to the City Manager's Office**
Recommendation: Adopt a Resolution amending the number of authorized positions for the Vallejo City Manager's Office for Fiscal Year 2013-2014 in order to create one additional limited-term (through June 30, 2014) Administrative Analyst I (Confidential) position. This additional position will work with other Administrative Analyst I positions to manage the Fiscal Year 2013-2014 Participatory Budgeting (PB) outreach and mobilization process and administer the City Council approved Fiscal Year 2012-2013 PB projects
Contact: Daniel E. Keen, City Manager, 648-4576
Joanna Altman, Administrative Analyst II, 648-4362
- I. **Participatory Budgeting 2013-2014 Rulebook Amendments**
Recommendation: By motion, amend the 2013-2014 Participatory Budgeting (PB) Rulebook (Attachment A) modifying the budget assemblies timeline, allowing for the appointment of two (2) alternates (one civic organization, one at-large) to PB Steering Committee (PBSC), and editing the resignation process for civic organization members who miss multiple PBSC meetings
Contact: Daniel E. Keen, City Manager, 648-4576
Joanna Altman, Administrative Analyst II, 648-4362
- J. **Approval of Expenditures for Council Conferences**
Recommendation: By motion, authorize the expenditure for Councilmembers Katy Miessner, Rozzana Verder-Aliga and Pippin Dew to attend the League of California Cities' Annual Conference for New Mayors and Councilmembers Academy in Sacramento, January 2014
Contact: Daniel E. Keen, City Manager, 648-4576
- K. **Adopt a Resolution Amending Exhibit 1 of Resolution No. 13-079 N.C. Establishing Fiscal Year 2013-2014 Positions and Salaries by Adding Three Firefighter Positions Pending Retirement of Three Current Employees**
Recommendation: Adopt a Resolution authorizing the temporary over-hire of three firefighter positions until June 30, 2014, to ensure full staffing in light of pending retirements within the Fire Department
Contact: Ron Prince, Interim Fire Chief, 648-4526

8. ACTION CALENDAR

- A. **Adopt a Resolution Authorizing a One-Year Lease with the Vallejo Convention & Visitors Bureau, Subject to the Bureau's Participation in Additional Marketing Efforts on Behalf of the City of Vallejo**
Recommendation: Adopt a Resolution, authorizing the City Manager to negotiate and execute a one-year lease extension with the Vallejo Convention and Visitors Bureau (CVB) in the Vallejo Ferry Terminal building from February 1, 2014 to January 31, 2015, at a monthly rate of \$1.00 plus Common Area Maintenance charges of \$209.00, subject to the CVB's participation in additional marketing efforts on behalf of the City of Vallejo, in a form to be approved by the City Attorney
Contact: Daniel E. Keen, City Manager, 648-4576

B. Council Referral from Councilmember Malgapo – Request Council Support to Agendize Adoption of a Resolution in Support of Senate Bill 316 – the Postal Service Protection Act of 2013 that would Ensure the Modernization and Preservation of the United States Postal Service

Recommendation: Council to consider Councilmember Malgapo's referral and by a majority of the Council, provide to agendize adoption of a resolution for a future meeting

Contact: Councilmember Malgapo, 648-4576

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

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

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Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)

Dated: January 9, 2014

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Dated: January 9, 2014


Dawn G. Abrahamson, City Clerk