CITY OF FAIRFIELD
CONCURRENT REGULAR MEETING
TUESDAY, NOVEMBER 16, 2010; 6:00PM
COUNCIL CHAMBER, CIVIC CENTER

CITY COUNCIL/REDEVELOPMENT AGENCY/HOUSING AUTHORITY
AGENDA

CALL TO ORDER 6:00 p.m.

ROLL CALL
Councilmember Catherine Moy
Councilmember John Mraz
Councilmember Rick Vaccaro
Vice-Mayor Chuck Timm
Mayor Harry T. Price

PLEDGE OF ALLEGIANCE

COUNCIL REPORTS

CITY MANAGER REPORT

PRESENTATIONS

1. Presentation of an $82,000 check by Police Officer Kevin Carella to Police Chief Tibbet on behalf of the Matt Garcia Youth Center/Police Activities League (PAL) (Paul Bockrath, 428-7702).

CONVENE MEETING OF THE HOUSING AUTHORITY (Items 2-3)

2. Approval of Housing Authority minutes – April 6, 2010 and April 8, 2010.

   Recommended Action: Approve minutes.

3. Housing Authority Resolution HA2010-04 approving the submission of a Family Self-Sufficiency Program Coordinator Grant Application to the U.S. Department of Housing and Urban Development (HUD) (Lee A. Evans, 428-7391).

   Funding Source: If the grant application is approved, the Fairfield Housing Authority may receive up to $138,000 from HUD to pay for salary and benefits for two Family Self-Sufficiency Coordinators beginning January 2011.

   Recommended Action: Adopt resolution.

RECONVENE MEETING OF THE CITY COUNCIL
PROCESS FOR PUBLIC COMMENTS
Speakers may address items on this agenda at the time each item is considered. Under PUBLIC COMMENTS, the public may speak on items not on the agenda but within the jurisdiction of the City Council and/or the Redevelopment Agency, provided that NO action may be taken on off-agenda items except as authorized by law. Off-agenda items from the public will be taken under consideration without discussion by the Council and may be referred to staff. To speak on an agenda item, please complete a speaker’s card and give it to the City Clerk before the meeting, or at the latest, prior to the time for public comments on that item. Speakers are requested to limit their comments to four minutes, with one minute to summarize their remarks.

PUBLIC COMMENTS

CONSENT CALENDAR NOTICE
All matters listed on the Consent Calendar are to be approved with one motion unless a member of the Council or the public requests that separate action be taken on a specific item.

COUNCIL CONSENT CALENDAR (Items 4-14)

4. Minute action authorizing destruction of records in accordance with Records Retention Schedules (Barbara Dillon, 429-6299).

Funding Source: There is no financial impact.

Recommended Action: Approve destruction of records by minute action.

5. Resolution 2010-300 accepting the North Bay Regional (NBR) Water Treatment Plant Ozone Pipeline Replacement Project as complete (Steve Hartwig, 428-7494).

Funding Source: The project cost of $1,594,868 was funded jointly by the Cities of Fairfield (63.67%) and Vacaville (36.33%). The City of Fairfield’s share will be paid from Water Capital funds.

Recommended Action: Adopt resolution.

6. Resolution 2010-301 accepting landscape improvements within the Paradise Crest – Phase 3 Subdivision as complete (Steve Hartwig, 428-7494).
Funding Source: None. The landscape improvements associated with this agreement will be maintained through the existing Landscape and Lighting Maintenance District. Special assessments will be utilized to cover the cost of maintaining this area and no City funding will be required. All other interior landscaping is maintained by the various fronting property owners.

Recommended Action: Adopt resolution.

7. Resolution 2010-302 authorizing the Mayor to execute Amendment No. 2 between the City of Fairfield and Creegan + D’Angelo for the Manuel Campos Parkway Extension and Putah South Canal Crossing Project (Steve Hartwig, 428-7494).

Funding Source: The proposed amendment increases the total fee by $80,000 for a new not-to-exceed fee of $455,000. The additional fees will be funded with Northeast Area Capital Projects funds. No General Fund monies are required.

Recommended Action: Adopt resolution.

8. Resolution 2010-303 approving the specifications and awarding a contract to TruGreen Landcare for landscape maintenance of various public facilities (Steve Hartwig, 428-7494).

Funding Source: The Water Enterprise Fund and the General Fund will fund the annual maintenance costs. The cost of the contract is $79,464. The cost allocation to the Water Enterprise Fund is $51,648 and the allocation to the General Fund is $27,816. Although these bid amounts are very low due to the current economic climate, costs are expected to return to prior levels once the economy recovers or competition is reduced.

Recommended Action: Adopt resolution.

9. Resolution 2010-304 approving the specifications and awarding a contract to Carbon Activated Corporation for the North Bay Regional Water Treatment Plant Replacement of Media in Filter #4 Project (Steve Hartwig, 428-7494).

Funding Source: The construction authorization for this project will be $253,548, which includes a 10% contingency. The cost of this project will be paid jointly by the Cities of Fairfield (63.67%) and Vacaville (36.33%). The City of Fairfield’s share ($161,434) will be paid from Water Capital funds.

Recommended Action: Adopt resolution.
10. Resolution 2010-305 approving the specifications and awarding a contract to Redwood Painting Company, Inc. for the North Bay Regional Water Treatment Plant Concrete Repair and Resurfacing of Filter #4 Project (Steve Hartwig, 428-7494).

**Funding Source:** The construction authorization for this project will be $331,403, which includes a 10% contingency. The cost of this project will be paid jointly by the Cities of Fairfield (63.67%) and Vacaville (36.33%). The City of Fairfield’s share ($211,004) will be paid from Water Capital funds.

**Recommended Action:** Adopt resolution.

11. Resolution 2010-306 ordering the summary vacation of a portion of a waterline easement within the Walmart Real Estate Business Trust (Walmart) property on North Texas Street (Steve Hartwig, 428-7494).

**Funding Source:** None.

**Recommended Action:** None. Adopt resolution.

12. Resolution 2010-307 authorizing the filing of an Application for Federal Surface Transportation Program (STP) and/or Congestion Mitigation and Air Quality (CMAQ) Improvement funding and committing the necessary non-federal match and stating the assurance to complete the project (Steve Hartwig, 428-7494).

**Funding Source:** The local match (11.47%) for the project is $158,000, which will come from Gas Tax funds. There is no fiscal impact to the City’s General Fund. If approved, $1,370,000 of STP funding will be available through the Metropolitan Transportation Commission.

**Recommended Action:** Adopt resolution.

13. Resolution 2010-308 approving the acceptance of the U.S. Department of Justice, Office of Community Oriented Policing Services, Secure Our Schools Grant on behalf of the Travis Unified School District for the purchase and installation of a closed circuit television system on two campuses to improve school safety (Paul Bockrath, 428-7702).

**Funding Source:** The adoption of the resolution will direct the City Manager and Police Department to accept the $99,306 in grant funding on behalf of the Travis Unified School District for the purchase and installation of closed circuit television equipment as outlined in the Secure Our Schools grant application. The grant requires the Travis Unified School District to provide matching funds in the amount of $99,305. A Memorandum of Understanding between the Fairfield Police Department and Travis Unified School District has been signed, memorializing the Travis Unified School District’s commitment to provide the matching funds.
14. Resolution 2010-309 approving the lease by and between the City of Fairfield and Balfour Beatty Infrastructure, Inc. for 7,045 square feet of space on the second floor of the Cordelia Library (Charles Ching, 428-7039).

Funding Source: The total cost to the City for executing the lease is $326,318.94. This includes $295,800 in tenant improvements and $30,518.94 in broker’s commission. Funding would be provided by the Loan Fund. The annual net revenue from lease payments to the City is approximately $115,000. This revenue will offset annual maintenance expenses, provide a repayment source for the tenant improvements, and help grow a reserve account for future repairs.

Recommended Action: Adopt resolution.

NEW BUSINESS (Items 15-17)

15. Resolution 2010-310 authorizing the execution of a HOME Loan Agreement and associated loan documents by and between the City and ANF Family Partners II, LP, for the rehabilitation of Cottage Square Apartments (Lark Ferrell, 428-7457).

Funding Source: This resolution authorizes the execution of a HOME Loan Agreement and associated loan documents for a HOME loan in the amount of $1,688,005. This funding is provided by a grant from the State HOME Program which is specifically designated for this project.

Recommended Action: Adopt resolution.

16. Redevelopment Agency Resolution RA2010-20 authorizing the execution of the Second Amendment to the Owner Participation and Loan Agreement by and between the Agency and ANF Family Partners II, LP, related to the acquisition and rehabilitation of properties in the South PACE Neighborhood (Lark Ferrell, 428-7457).

Funding Source: This resolution authorizes the Second Amendment to the Owner Participation and Loan Agreement, which reduces the interest rate on the Agency’s deferred loan from 3% to 0%. It also increases the affordability level of 10 units. This results in an increase to the Agency’s loan of $284,000. This additional loan would be funded by, and is included in the budget for, the Agency’s Quality Neighborhoods Program.

Recommended Action: Adopt resolution.
17. Resolution 2010-311 and Redevelopment Agency Resolution RA2010-21 approving and authorizing execution of a Disposition and Development Agreement with North Texas Solano, LLC, for the sale of approximately 1.48 acres located near the intersection of North Texas Street/Manuel Campos Parkway (APN: 0167-110-150) (Karl Dumas, 428-7454).

**Funding Source:** The Redevelopment Agency’s acquisition and expenses for the site (from the City) total $967,032, while the revenue to the Agency from sale proceeds and the present value of tax increment created by the new proposed service station totals $1,195,195. This results in net revenue to the Agency of $228,163.

**Recommended Action:** Adopt resolutions.

PUBLIC HEARINGS (Item 18-22)

18. Public hearing and:

Resolution 2010-312 declaring the results of the property owner protest ballot proceeding for Landscaping and Lighting Maintenance District No. 19 (Corporate Commons) and approving certain related actions; and

Resolution 2010-313 approving and/or amending the Final Engineer’s Report regarding the formation of Landscaping and Lighting Maintenance District No. 19 (Corporate Commons); and the levy and collection of annual assessments related thereto commencing in Fiscal Year 2011-2012; and

Resolution 2010-314 confirming the formation of Landscaping and Lighting Maintenance District No. 19 (Corporate Commons); Assessment Diagram and ordering the levy and collection of assessments for Fiscal Year 2011-2012 (Steve Hartwig, 428-7494).

**Funding Source:** Establishment of Lighting and Landscaping Maintenance District No. 19 will allow the City to collect special assessments that will be sufficient to provide for the maintenance of landscaping and lighting within the new District boundaries, which includes the existing Fairfield Corporate Commons area. The assessments to be collected in the first year total $181,318. No General Fund monies are being used in this District.

**Recommended Action:** Hold public hearing and adopt resolutions.

19. **Continue** the Redevelopment Agency public hearing and:

Redevelopment Agency Resolution approving a Purchase and Sale Agreement and Escrow Instructions by and between the Fairfield Redevelopment Agency and the City of Fairfield for the North Connector Roadway Improvements (APN: 0045-280-530 & 0045-280-490); and
Resolution authorizing the City Council to execute a Purchase and Sale Agreement and Escrow Instructions with the Redevelopment Agency of the City of Fairfield for the purchase of 1.35 acres for right-of-way and 0.39 acre for two public service easements adjacent to Mangels Boulevard and Business Center Drive to facilitate the realignment of Business Center Drive for the North Connector roadway improvements to **Tuesday, December 7, 2010 at 6:00PM** (Steve Hartwig, 428-7494).

**Recommended Action:** Continue the public hearing and adoption of resolutions to **Tuesday, December 7, 2010 at 6:00PM in the City Council Chamber at 1000 Webster Street, Fairfield, California.**

20. Public hearing and:

Resolution 2010-315 approving required findings related to the adoption of the California Building Standards; **and**

Ordinance 2010-10 amending Chapter 5 of the Fairfield City Code; adopting by reference Title 24, Parts 2, 3, 4, 5 and 11 of the California Code of Regulations, known collectively as the California Building Standards Code and respectively as the California Building Code, the California Electrical Code, the California Mechanical Code, the California Residential Code, the California Green Building Standards Code, and the California Plumbing Code (Tom Garcia, 428-7444).

**Funding Source:** None.

**Recommended Action:** Hold public hearing; adopt resolution; and adopt ordinance.

21. Public hearing and:

Resolution 2010-316 approving required findings related to the adoption of the California Building Standards; **and**

Ordinance 2010-11 amending Chapter 8 (Fire Protection) of the Fairfield City Code and adopting by reference Title 24, California Code of Regulations, Part 9, known as the 2009 California Building Standards Code, California Fire Code, with amendments to reflect local conditions (Morgana Yahnke, 428-7550)

**Funding Source:** None.

**Recommended Action:** Hold public hearing; adopt resolution; and adopt ordinance.
22. Public hearing and:

Resolution 2010-317 confirming the report of the Advisory Board and levying an assessment against hotel and motel businesses for Fiscal Year 2011 in connection with the Tourism Business Improvement District; and, if there is not a majority protest to the levy of the assessment, approve the following:

Resolution 2010-318 authorizing an agreement with the Fairfield Tourism Association, Inc., to administer programs and activities for the Tourism Business Improvement District for Fiscal Year 2011 (Karl Dumas, 428-7454).

Funding Source: The Tourism Business Improvement District is funded by assessments collected from hotels and motels within the City. The total amount anticipated from the assessments is $345,050. No City funds are involved.

Recommended Action: Hold public hearing and adopt resolutions.

ADJOURN TO TUESDAY, DECEMBER 7, 2010, 6:00PM, COUNCIL CHAMBER.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Fairfield to all or a majority of the Fairfield City Council less than 72 hours prior to that meeting are available for public inspection at City Hall, in the 4th floor lobby, 1000 Webster Street, Fairfield, California during normal business hours.