

**AGENDA
CITY OF UNION CITY
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**TUESDAY, MARCH 8, 2011
7:00 PM**

**COUNCIL CHAMBERS
34009 ALVARADO NILES ROAD**

A SPECIAL MEETING CLOSED SESSION PRECEDES THE REGULAR MEETING AT 6:30 P.M.

I. CALL TO ORDER

I.a Pledge of Allegiance

I.b Roll Call

*Mayor Mark Green
Vice Mayor Jim Navarro
Councilmember Emily Duncan
Councilmember Lorrin Ellis
Councilmember Pat Gacoscos*

II. UNFINISHED BUSINESS - None

III. PROCLAMATIONS AND PRESENTATIONS

3.a Presentation of Final Report from Union City 50th Anniversary Celebration Committee

IV. ORAL COMMUNICATIONS

Comments from the audience on non-agenda items will be accepted for a period of 30 minutes. Speakers are limited to three minutes each. Persons wishing to speak must complete a speaker card available at the rear of the Council Chamber or from the City Clerk. If the number of speakers exceeds the time allotment, cards will be shuffled and 10 speakers chosen at random. The remaining speakers may speak under Section XI of the agenda.

V. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine in nature and will be enacted by one motion. If discussion is required on a specific item, it will be removed from the Consent Calendar and considered separately.

5.a Motion to Waive Further Reading of Proposed Ordinance (This permits reading the title only in lieu of reciting the entire text of any proposed Ordinance)

5.b Adopt a Resolution Accepting the Comprehensive Annual Financial Report of Fiscal Year Ending June 30, 2010

5.c Adopt an Agency Resolution Authorizing the Community Redevelopment Agency of the City of Union City to Assign to the City of Union City the Agency's rights and obligations under an Exclusive Negotiating Rights Agreement with Green Valley Corporation, dba

Barry Swenson Builder; Adopt a City Resolution Authorizing the City of Union City to assume from the Community Redevelopment Agency of the City of Union City the Agency's rights and obligations under an Exclusive Negotiating Rights Agreement with Green Valley Corporation, dba Barry Swenson Builder

- 5.d Adopt an Agency Resolution Authorizing the Agency to Assign to the City of Union City the Agency's Rights and Obligations Under Leases and Rental Agreements; Adopt a City Resolution Authorizing the City to Assume from the Community Redevelopment Agency the Agency's Rights and Obligations Under Leases and Rental Agreements
- 5.e Adopt a Resolution Initiating Proceedings for the Levy and Collection of Assessments for the City-Wide Landscape and Lighting District No. 3 for Fiscal Year 2011/12
- 5.f Adopt an Agency Resolution Authorizing the Expenditure of Tax Increment Funds for Specified Public Improvements, Adopting Findings Required by Health and Safety Code 33445, and Authorizing the Execution of a Public Improvement Agreement with the City of Union City; Adopt a City Resolution Authorizing the Expenditure of Tax Increment Funds for Specified Public Improvements and Redevelopment Activities, Adopting Findings Required by Health and Safety Code Section 33445, and Authorizing the Execution of a Public Improvement Agreement with the Redevelopment Agency and the City of Union City
- 5.g Adopt an Agency Resolution Authorizing the Community Redevelopment Agency of the City of Union City to Assign to the City of Union City the Agency's rights and obligations under (i) an Option and Purchase and Sale Agreement (Phase 2 Parking; Public Parking) and (ii) an Option, Purchase and Sale, and Right of First Offer Agreement (Retail/Commercial Space and Parking), each previously executed by the Agency in connection with the development of the Mid Pen Station District Housing; Adopt a City Resolution Authorizing the City of Union City to assume from the Community Redevelopment Agency of the City of Union City the Community Redevelopment Agency's rights and obligations under (i) an Option and Purchase and Sale Agreement (Phase 2 Parking; Public Parking) and (ii) an Option, Purchase and Sale, and Right of First Offer Agreement (Retail/Commercial Space and Parking), each previously executed by the Agency in connection with the development of the Mid Pen Station District Housing
- 5.h Adopt a Resolution for the Award of Contract to United Green Tech of Pacheco, California, as the Sole Provider of the Rain Master "Evolution" Central Irrigation Control System for use in the City Parks, Medians and Landscaping , City Project No. 05-19
- 5.i Adopt a Resolution for the Rejection of Apparent Low Bidder, for Non-Compliance with Bid Specifications, and Awarding Contract for One (1) Regenerative Air Sweeper to Second Low Bidder, City Project No. 11-02

VI. PUBLIC HEARINGS

- 6.a Conduct a Public Hearing Under the Tax and Equity Fiscal Responsibility Act ("TEFRA") and Approve a Resolution for the Proposed Issuance of Tax-Exempt Revenue Bonds by the California Municipal Finance Authority ("CMFA"), a Joint Exercise of Powers Authority and Public Entity of the State of California, of Which the City is a Member, in an Amount not to Exceed \$18,000,000, (the "Bonds"), for the Purpose of Financing the Acquisition and Rehabilitation of a Multifamily Rental Housing Development Totaling

140 Units (the "Project") Located at 32300 Almaden Boulevard in Union City, California, California 94587

VII. CITY MANAGER REPORTS - None

VIII. REDEVELOPMENT AGENCY - None

IX. AUTHORITIES AND AGENCIES - None

X. CITY COMMISSION/COMMITTEE REPORTS - None

XI. SECOND ORAL COMMUNICATIONS

XII. SCHEDULED ORAL COMMUNICATION - None

XIII. ITEMS REFERRED BY COUNCIL

13.a Oral Reports by Mayor and Councilmembers on meetings of County or Regional Boards and Commissions

XIV. GOOD OF THE ORDER

XV. CLOSED SESSION

15.a **CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION**
(Pursuant to Government code Section 54956.9)
(Several Cases)

XVI. ADJOURNMENT

A complete agenda packet is available for review at City Hall or on our website www.unioncity.org

Any writings or documents provided to a majority of City Council members regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall, located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least two working days in advance of the meeting by contacting the City Clerk at (510) 675-5348.