

**AGENDA FOR THE ADJOURNED
REGULAR CITY COUNCIL MEETING
CITY OF UNION CITY
AUGUST 27, 2002, 6:00 P.M.
COUNCIL CONFERENCE ROOM
34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA**

6:00 P.M. - Council Conference Room

I. **ROLL CALL:** Councilmembers, Elias, Fernandez, Valle, Vice Mayor Dutra-Vernaci, Mayor Green

II. Interview of Planning Commission Applicant

III. **CLOSED SESSION:**

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9)

Potential Cases: Two

IV. **CLOSED SESSION: (Joint Meeting of the City Council and the Community Redevelopment Agency)**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(PURSUANT TO GOVERNMENT CODE SECTION 54956.8)

Property: 1100 Decoto Road, APN 087-0019-004-02, PG&E;
Property owned by Pacific States Steel Corporation identified as Assessors
Parcel Nos. 087-001-700-100, 087-001-700-200, and 087-001-100-600;

Agency negotiator: City Manager/Executive Director, David A. Berger; Mark
Evanoff, Redevelopment Agency Manager

Under negotiation: Directions as to the price and the terms of payment for
possible acquisition of portions of the identified parcels; the
person or persons with whom the Agency negotiators will
negotiate will be the authorized representatives of Pacific
States Steel Corporation, as may be determined by the
United States District Court presiding over the assets of
Pacific States Steel Corporation

V. **ADJOURNMENT**

The City Council of the City of Union City meets the second and fourth Tuesday of each month at 7:00 p.m. City Council meetings are televised live on Channel 20 and retelevised the following Friday at 6 p.m. and at 6:00 p.m. the following Tuesday. Complete agenda packets are available for public inspection at City Hall, the Union City Library, and the Community Centers. See the "City Council Information Guide" for more detailed information or visit our web site at

www.ci.union-city.ca.us

For Agenda information, you may contact the City Clerk's Office at 510-471-3232, ext. 348.

Resolution 2222-02

Ordinance 584-02

Redevelopment Reso. 262-02

**AGENDA FOR THE REGULAR
CITY COUNCIL MEETING OF
THE CITY OF UNION CITY
TUESDAY, AUGUST 27, 2002, 7:00 P.M.,
COUNCIL CHAMBERS
34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL: Councilmembers Elias, Fernandez, Valle, Vice Mayor Dutra-Vernaci, Mayor Green

III. UNFINISHED BUSINESS - NONE

IV. APPROVAL OF MINUTES

A. Approval of minutes of the Regular City Council meeting of Tuesday, July 23, 2002

Required Action: Motion

V. PROCLAMATIONS/PRESENTATIONS

- A. Presentation by Union Sanitary District regarding environmental concerns
Required Action: Accept

- B. Presentation of Plaque from the California Integrated Waste Management Board recognizing the City of Union City for exceeding State standards for Solid Waste Diversion (Recycling)
Required Action: Accept

- C. Presentation by Human Relations Commission regarding September 11 ceremony and Union City Public Safety Day
Required Action: Present

VI. ORAL COMMUNICATIONS

Comments from the floor on non-agenda items will be accepted for a period of ½ hour maximum. Speakers are limited to three minutes each. Persons wishing to speak must complete a Speaker Card available at the rear of the Council Chambers or from the 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 XII of the agenda if they wish.

VII. HEARINGS

- A. **HEARING RE: AG-02-02, GENERAL PLAN AMENDMENT; A-02-02, ZONING MAP AMENDMENT; AND SP-02-02, SPECIFIC PLAN AMENDMENT FOR THE MCKESSON SITE:** (Introduction of Ordinance) (Resolution)
Required Action: Motion

Initiated by Jeff Vines, on behalf of the McKesson Corporation, as applicant, a request for a General Plan Amendment (AG-02-02), a Zoning Map Amendment (A-02-02) and Specific Plan Amendment (SP-02-02) on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) located on the northeast side of 7th Street, southeast of Decoto Road. The proposed applications request the following amendments: 1) a General Plan Amendment to redesignate the property from OS, Open Space, to R3-6, Residential, 3-6 units per acre; 2) a Zoning Map Amendment to rezone the property from OS, Open Space, to RS6000 D (DIPSA); 3) a DIPSA Specific Plan Amendment to redesignate the property in the DIPSA Land Use Plan from OS, Open Space, to R3-6, Residential 3-6 units per acre; and 4) a DIPSA Specific Plan Amendment to rezone the property from OS, Open Space, to RS6000 D in the DIPSA Zoning Districts. The proposed project site comprised of two (2) adjacent and vacant properties is

approximately 8.68 acres.

VIII. REPORTS FROM CITY MANAGER

A. Preliminary Year-End Financial Status for Fiscal Year 2001/02 and Quarterly Sales Tax Report

Required Action: Accept

This report presents the Fiscal Year 2001-02 year-end estimated financial status of the City's operations as well as sales tax collections for the third quarter of Fiscal Year 2001/2002 (January-March 2002).

B. Report to City Council regarding a concept plan to improve circulation and parking at Union Landing

Required Action: Motion

C. Report and recommendations regarding City Policy on Direct Subsidy of Community Events

Required Action: Motion

Staff is requesting policy direction regarding current City budget policy eliminated City subsidies of community events for the current fiscal year.

D. Rejection of all bids for Union City Skate Park (Resolution)

Required Action: Motion

This resolution rejects all bids for the construction of the Skate Park at William Cann Civic Center and authorizes staff to negotiate with contractors and modify the specifications for this project.

IX. REDEVELOPMENT AGENCY - NONE

X. AUTHORITIES/AGENCIES - NONE

XI. CONSENT CALENDAR/RESOLUTIONS

- A. Resolution of the City Council of the City of Union City AMENDING MANAGEMENT EMPLOYEES MEMORANDUM OF UNDERSTANDING

Required Action: Motion

This resolution amends the Management Memorandum of Understanding to include the provision of long-term disability benefits. There is no negative fiscal impact on the City as a result of this action.

- B. Resolution of the City Council of the City of Union City AUTHORIZING THE CITY MANAGER TO SIGN “EXISTING PUBLIC ROAD CROSSING IMPROVEMENT AGREEMENT” WITH THE UNION PACIFIC RAILROAD COMPANY FOR THE INSTALLATION OF CONCRETE SURFACE PANELS AT WHIPPLE ROAD SPUR TRACKS CROSSING, CITY PROJECT NO. 02-02

Required Action: Motion

The City has received an agreement from the Union Pacific Rail Company (UPRR) to schedule and install concrete surface crossing at the spur tracks on Whipple Road between Haymen Street and Liston Way.

- C. Resolution of the City Council of the City of Union City ACCEPTING GRANT DEEDS

Required Action: Motion

Ryland Homes, developer of Tract 7074 was required to extend Cambridge Way easterly to Union City Boulevard. The Grant Deed secures the right-of-way needed for the street extension.

- D. Resolution of the City Council of the City of Union City APPROVING SPECIFICATIONS FOR THE PURCHASE OF FIVE PATROL CARS, CITY PROJECT NO. 02-25

Required Action: Motion

The 2002/2003 budget includes authorization for the purchase of five patrol cars for the Police Department. These vehicles were recommended for replacement by the Public Works Department at budget time in 2002 based on the unit life and maintenance history.

E. Resolution of the City Council of the City of Union City **DECLARING CERTAIN FIRE APPARATUS NOT IN USE AS SURPLUS**

Required Action: Motion

This resolution declares certain fire apparatus not in use as surplus. The equipment includes one 1987 Grumman Pumper, one 1988 Grumman Pumper, one 1987 Grumman Aerial and two 1990 International Patrols. All of this equipment has reached the end of their usable service to the City. The equipment will be replaced by one aerial ladder truck and two Type Three trucks.

F. Resolution of the City Council of the City of Union City **AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CCS PLANNING AND ENGINEERING, INC FOR PROFESSIONAL DESIGN SERVICES FOR CITY PROJECT NO. 2002-08, QUARRY LAKES BIKE AND PEDESTRIAN IMPROVEMENTS**

Required Action: Motion

This resolution authorizes entering into a contract with CCS Planning and Engineering to prepare final plans and specifications to construct improvements along Alvarado-Niles Road, Osprey Road and Quarry Lakes Drive to provide access for bikes and pedestrians to and from Quarry Lakes Regional Park.

G. Resolution of the City Council of the City of Union City **ACCEPTING SEVENTH STREET AND MISSION BOULEVARD GREENBELT, TO INCLUDE DRIGON DOG PARK, CITY PROJECT NO. 01-26**

Required Action: Motion

Goodland Landscape Construction, Inc. has completed the new dog park in accordance with the plans and specifications for this project. The project consisted of developing the greenbelt located on Seventh Street and Mission Boulevard across from the Public Work's Maintenance Facility. The 3.69 acre site has been divided into two separate park areas; Drigon Dog Park and Gladiola Fields Park.

H. **Resolution of the City Council of the City of Union City APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZATION TO BID FOR ENGINE EXHAUST REMOVAL SYSTEM FOR FIRE STATIONS 1, 2, AND 3, CITY PROJECT NO. 02-26**

Required Action: Motion

This project consists of furnishing, delivering and installing a “Vertical Air Flow” Engine Exhaust System at Fire Stations 1, 2, and 3. The existing systems no longer comply with OSHA or other safety standards. The new system in Fire Station 3 will be movable so it can be reused in the event a new Station 3 is constructed.

I. **Resolution of the City Council of the City of Union City DECLARING CERTAIN VEHICLES AND EQUIPMENT NOT IN USE AS SURPLUS**

Required Action: Motion

It is being requested that City vehicles and equipment are declared surplus equipment and auctioned off. The seven pieces of City equipment include three sedans, a van, chipper, large mower and paving box that have reached the end of their usable service life and have become too costly to maintain.

J. **Resolution of the City Council of the City of Union City APPROVING TENTATIVE PARCEL MAP, TPM-7411 FOR UNION SANITARY DISTRICT**

Required Action: Motion

Union Sanitary District is seeking approval of a Tentative Parcel Map to merge several lots already under their ownership. The Parcel Map will consolidate 13 (thirteen) parcels to reflect the Site Development Review approval that allowed the construction of 3 new buildings, including a new office building on their property at Veasy Street and Benson Road. The Site Development Review approvals were granted in 1999.

K. Resolution of the City Council of the City of Union City **APPROVING SD-08-02: SITE DEVELOPMENT REVIEW; UP-04-02 FOR WHIPPLE ROAD ASSOCIATES**

Required Action: Motion

Boyce Drake, of Associated Builders of Fresno, Inc., has submitted Site Development Review and Conditional Use Permit applications for the construction of a 22,500 square foot metal warehouse building on an undeveloped 1.75± acre portion (Parcel A) of an existing 8.04± acre light industrial use property. The project is an expansion to an existing 80,250 square foot concrete tilt-up building to provide expanded warehouse space and the applicant's proposal includes additional site improvements, such as paving, landscaping and fencing. A Conditional Use Permit is required to allow warehouse/distribution uses in the ML, Light Industrial Zoning District. The project site has a zoning classification of ML, Light Industrial Zoning District. The project is located at 1601-1610 Whipple Road in the Central Technology Center (APN 475-143-1-1).

L. Resolution of the City Council of the City of Union City **SUPPORTING THE TRI-VALLEY AGRICULTURAL WATER TASK FORCE**

(Requested by Mayor Green)

Required Action: Motion

This resolution demonstrates Union City's willingness to establish an urban growth boundary and preserve open space and agriculture in Alameda County.

XII. ORAL COMMUNICATIONS

XIII. CORRESPONDENCE - NONE

XIV. APPROVAL OF BILLS - NONE

XV. SCHEDULED ORAL COMMUNICATIONS - NONE

XVI. ITEMS REFERRED BY COUNCIL

- A. Oral Reports by Councilmembers on Meetings of County or Regional Boards and Commissions

Required Action: Information

- B. Request by Councilmember Elias to consider and agendize police vehicle equipment and additional police officers

Required Action: Consider matter for future agenda

- C. Request by Councilmember Valle to consider and agendize Local 790's request to continue employing Crossing Guards as City employees

Required Action: Consider matter for future agenda

XVII. GOOD OF THE ORDER

XVIII. ADJOURNMENT