

Minutes
CITY OF UNION CITY
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
May 23, 2006

I. CALL TO ORDER: Mayor Green called the meeting to order at 7:20 p.m.

- I.a Pledge of Allegiance: Mayor Green led the flag salute
- I.b Roll Call: Present: Councilmember Dutra-Vernaci, Fernandez, Navarro,
Mayor Green
Absent: Councilmember Valle

II. UNFINISHED BUSINESS: None

III. PROCLAMATIONS AND PRESENTATIONS

- 3.a Proclamation recognizing May 21st – 27th as “National Public Works Week”

Mayor Green read the proclamation and presented it to Public Works Director Cheng who accepted the proclamation on behalf of all City Public Works employees.

- 3.b Proclamation recognizing Victor Derting as “Officer of Year 2005”

Mayor Green read the proclamation and presented it to Officer Derting who accepted the proclamation and thanked Council for the recognition.

- 3.c Proclamation recognizing Raquel Derting as “Dispatcher / Records Clerk of the Year 2005”

Mayor Green read the proclamation and presented it to Dispatcher Derting who accepted the proclamation and thanked Council for the recognition.

IV. ORAL COMMUNICATIONS

Mattie Rousseau thanked City Manager Cheeves and Public Works employee John Floyd for jobs well done in dealing with a recent issue she brought to their attention.

V. CONSENT CALENDAR – Item No. 5.b was pulled for separate action.

- 5.a Adopted **Resolution No. 3176-06** accepting offers to dedicate right-of-way and accepting said right-of-way, C. Navas and Sanchez, Whipple Road.

- 5.c Adopted **Resolution No. 3177-06** declaring the intent to renew the City-Wide Landscape & Lighting District No. 3 and setting a public hearing.

- 5.d Adopted **Resolution No. 3178-06** of the City Council and **Resolution No. 334-06** of the Redevelopment Agency Board approving the 11th Street Landscape Design and authorizing the City Manager to amend the Professional Services Agreement with Mark Thomas and Company to incorporate design revisions into the construction documents for City Project No. 05-09, 11th Street Enhancement Project.

- 5.e. Adopted **Resolution No. 3179-06** approving Site Development Review SD-05-06, Union 76 Station, 31901 Alvarado Boulevard.
- 5.f Waived second reading and adopted **Ordinance No. 669-06** repealing Chapter 2.27 of the Municipal Code entitled "Arts Council" and adding Chapter 2.27 to the Municipal Code entitled "Public Art Review Board".
- 5.g Adopted **Resolution No. 3180-06** rejecting all bids to sell a city owned undeveloped residential lot located at 4015 Marsten Ave as a result of a sealed bid process.
- 5.h Rejected Claim No. 663B presented by Louise Sanft, individually and as Guardian of Louise Primrose Sanft as recommended by the City's Claims Adjuster.

Motion: It was m/s by Fernandez/Navarro to approve consent items 5.a and 5.c – 5.h as submitted and recommended by staff. Motion passed by the following vote:

Ayes: Councilmember Dutra-Vernaci, Fernandez, Navarro, Mayor Green
 Noes: None
 Absent: Councilmember Valle

- 5.b Adopt a Resolution awarding contract for 2005-06 Wheelchair Ramps, City Project No. 05-64

Councilmember Dutra-Vernaci requested the number of ramps left to convert after this project is completed.

Director Cheng advised that approximately 2,050 ramps have been installed. There are about 5% or 100 ramps left to do.

Motion: It was m/s by Dutra-Vernaci/Navarro to adopt **Resolution No. 3181-06** awarding a contract to low bidder, Sposeto Engineering, Inc. in the amount of \$99,800 for 2005-06 Wheelchair Ramps, City Project No. 05-64. Motion passed by the following vote:

Ayes: Councilmember Dutra-Vernaci, Fernandez, Navarro, Mayor Green
 Noes: None
 Absent: Councilmember Valle

VI. PUBLIC HEARINGS: None

VII. CITY MANAGER REPORTS

- 7.a Review and discuss recommendations for Contempo/4Corners Action Plan

Director Leonard presented the staff report and provided the following recommendations: 1) obtain formal bids to install lighting, decorative fencing, and a wireless monitored camera system and to address identification signs; 2) establish new recreational programs for the youth in Contempo Clubhouse; 3) further evaluate sites for a police Centro/Resource Center, hold meetings at 4 Corners businesses to facilitate formation of a PBID; and 4) evaluate the effectiveness of the

above items for two years; pursue access and circulation study if results show that further action is necessary.

Brian Shaw, Contempo resident, acknowledged the number of Contempo residents in attendance in support of the proposed recommendation and expressed support for all recommendations presented tonight. He questioned why Officer Rinetti was removed as their COPPS Officer. He advised that several Neighborhood Watch groups are being formed in the Contempo community.

Ruben Lopez said he was in attendance to show support. He shared some of his concerns and experiences as a resident of Contempo for the past six years. He said he appreciated the City's support; however, he felt residents in Contempo are being singled out, and that merchants in 4 Corners need to take some responsibility for the problems in the area. He suggested that the surveillance cameras should be directed to the businesses and not the community, and stated the residents should pay for the own signage. He also stated that working together can make a difference.

Maria Peinado spoke of taking charge of their neighborhood, even though there are times when they are afraid.

Syed Inamdar said he was a proud resident of the Contempo community.

Tom Dunsway spoke of the slow response time by the police department.

Melda Waterspoon presented petitions signed by 211 homeowners from Contempo regarding reconfiguration of Contempo.

Patricia Smith, homeowner of 10 years, said she loves living in the area, but does have fears a times; however, she feels that things are getting better.

Ben Vanhart, resident of 20 years in Contempo, questioned the long term solutions for the area.

Joyce Chalmers spoke of the trees that hamper the lighting. She said kids from surrounding areas congregate in the area.

Hugh McNamara supported the recommendation for the lights and felt the trees need to be trimmed to help with the lights.

Al Joshua thanked the Council for enlightening the residents of Contempo, and felt the results have been positive. He complimented the police department for their work. However, in terms of the value of his home, realtors are now requiring a disclaimer because of an article in the Argus concerning crime. He said he has not seen the details of the plans.

Surjit Chohan agreed with Mr. Joshua's comments and felt a detailed plan is needed. He supported placement of the lighting and cameras. He encouraged more police patrol in the area and stated that crime is not solely caused by the residents.

Donna Floyd, HOA President, complimented Director Leonard and thanked Council for their support of the community. She said the residents will be working with the City. She said they have installed motion detectors and are implementing Neighborhood Watch Programs. She stated the need for the resource center and youth programs.

John Haley stated the list of improvements recommended is good for the entire city, not just Contempo. He advised that preliminary numbers have the ability to go up, and he didn't hear a bottom line dollar amount. Some funds are operational, RDA monies and LLD funds. These funds need to be nailed down and a priority list established. He also stated this is a great step forward for the residents of Union City.

Chuck Tonnacliff stated he was happy to see the installation of the technology and seeing the citizens banding together. He suggested Council outline the steps and monitor the progress.

Hidaya Shek requested that residents be notified when the improvements are implemented.

Cheryl Jonke, property manager & property owner, addressed the issue of reconfiguration. She stated that the crime status in the Contempo area is no greater than any other area in the city.

Lloyd Dillion suggested the placement of barriers to protect children in the area.

Councilmember Dutra-Vernaci requested for staff to provide the crime statistics to the residents to assist them in policing themselves.

Chief Ulibarri stated that he would be happy to provide crime analysis information to the residents.

Councilmember Dutra-Vernaci questioned where the responsibility lies with tree pruning.

City Manager Cheeves responded the City is responsible for trees on the streets and in the parks; all others are the responsibility of the association.

Councilmember Dutra-Vernaci questioned the timing for a decision on the resource center location.

City Manager Cheeves responded staff will check the availability of property and any associated zoning issues and bring the issue back to Council.

Motion: It was m/s by Green/Dutra-Vernaci to proceed with the recommendations as outlined by staff. Motion passed by the following vote:

Ayes: Councilmember Dutra-Vernaci, Fernandez, Navarro, Mayor Green
Noes: None
Absent: Councilmember Valle

Council recessed to a break at 9:25 p.m. The meeting reconvened at 9:45 p.m. with Councilmember Valle absent.

- 7.b Informational report regarding recreational vehicle parking on public roadways, how Union City compares to other cities, and how similar cities enforce their parking laws to recreational vehicles and trailers

Captain Stewart presented the staff report and responded to Council questions.

Motion: It was m/s by Navarro/Fernandez to draft an ordinance modeled after Fremont and San Leandro. Motion passed by the following vote:

Ayes: Councilmember Dutra-Vernaci, Fernandez, Navarro, Mayor Green
Noes: None
Absent: Councilmember Valle

Councilmember Fernandez suggested a public education campaign to get the word out about the new regulations that will be adopted. City Manager Cheeves stated they would utilize the website, City's cable channel, Leisure Services brochure, and Tri-City Voice.

Councilmember Dutra-Vernaci noted her concern was limited to RV parking on the streets, not necessarily on private property.

- 7.c Review and discuss the proposed changes to increase the flexibility and efficiency of the Affordable Housing Ordinance, Chapter 18.33

Housing Manager Smith introduced the staff report. The purpose of the report is to informally discuss the Planning Commission's recommendation and provide comments to the Planning Commission so that a public hearing on a text amendment can be scheduled.

John Haley commented that the objective was to not have affordable units identifiable. He stated that in lieu funds open up options to build nice homes that are moderately priced.

There was no action taken on this item. The Planning Commission will hold a public hearing in July and it will return to Council for a hearing in August.

- 7.d Review and discuss the Planning Commission's recommendation on Zoning Text Amendment AT-02-06, amending Title 17, Subdivisions, and Title 18, Zoning, of the Union City Municipal Code

Assistant Planner Evans introduced the staff and provided the project background. She noted the key changes which included clarified definitions.

There was no action taken on this item. A public hearing will be scheduled for the June 13th Council agenda.

VIII. REDEVELOPMENT AGENCY: None

IX. AUTHORITIES AND AGENCIES: None

X. CITY COMMISSION/COMMITTEE REPORTS: None

XI. ORAL COMMUNICATIONS: None

XII. SCHEDULED ORAL COMMUNICATIONS: None

XIII. ITEMS REFERRED BY COUNCIL

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

Councilmember Fernandez reported on the Joint City/School Subcommittee meeting held May 22, 2006 at which they discussed possible school closures, transit issues, and a disaster plan.

XIV. GOOD OF THE ORDER

Councilmember Navarro inquired about the Sentinel Program. Deputy City Manager Acosta advised that staff is actively seeking information; however due to Homeland Security and privacy issues, information is very hard to come by.

Councilmember Dutra-Vernaci asked about public use of the tennis courts. Deputy City Manager Acosta advised that five courts are available during the day. Individuals should contact staff at the Kennedy Center for programming offerings. He spoke of the pending improvements that will enhance public use of the courts.

Councilmember Dutra-Vernaci asked when the Fire Department would be sending out weed abatement letters. Chief Rodriguez advised that the Fire Inspector is currently working on the letters.

Councilmember Dutra-Vernaci advised that she will not be able to attend the May 30 special meeting and workshop due to scheduled minor surgery that day.

Mayor Green was approached by a resident at Rosewood Terrace who is concerned that the first floor restrooms are locked by management due to vandalism. He requested staff look into the issue.

Mayor Green advised of an upcoming transit workshop in Half Moon Bay and suggested that a staff member attend.

Mayor Green inquired about the inventory of temporary traffic signals, and asked if police officers are trained to reset the lights when they turn to flashing red.

City Manager Cheeves responded that staff is working toward having an uninterruptible power supply for all intersections. When power goes out, the battery makes the signal operable for several hours. Having the power supplies for all signals would eliminate the need for portable signs.

Chief Ulibarri advised that city personnel have the ability to access the control cabinets to reset the lights without altering the timing of the signals.

Mayor Green expressed concern regarding large real estate signs placed around the city and the need to remove them.

Council adjourned to closed session at 11:11 p.m. for the following purpose:

XV. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to section 54956.8 of the Government Code

Property: No address Dyer Street, APN 483-0076-009-01
Agency negotiators: Mark Leonard, Mark Evanoff
Negotiating parties: Ambros B Villo & Louella D Villo, Co-Trustees of the Villo Living Trust
Under negotiation: Price and Terms

The closed session adjourned at 12:05 a.m. and Council reconvened in open session with no action to report.

XVI. ADJOURNMENT: There being no further business, Mayor Green adjourned the meeting at 12:06 a.m.

Respectfully submitted,

Renee Elliott, CMC
City Clerk