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

**TUESDAY, SEPTEMBER 27, 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 - None**

**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 Approve Minutes for the Special and Regular Meetings of September 13, 2011

5.c Adopt a Resolution Appointing An Individual to Serve on the Senior Citizens Commission

5.d Adopt Two Resolutions of the Community Redevelopment Agency of the City of Union City to: (1) Ratify the Enforceable Obligation Payment Schedule (EOPS) Adopted Pursuant to Health and Safety Code Section 34169(g), Adopt Amendments to the EOPS, and Adopt a Preliminary Initial Recognized Obligation Payment Schedule (ROPS) Pursuant to Health and Safety Code Section 34169(h) and (2) Approve Payments to the City of Union City Pursuant to the Voluntary Alternative Redevelopment Program.

- 5.e Adopt a Resolution for the Designation of Vehicles as Surplus and Authorization to Send to Auction

**VI. PUBLIC HEARINGS - None**

**VII. CITY MANAGER REPORTS**

- 7.a Introduction of an Ordinance of the City Council of the City of Union City Amending Chapters 5.24 "Enforcement - Appeals" and 7.04 "Solid Waste Management" of the Union City Municipal Code Assessing Delinquent Business License Taxes, Solid and Organic Waste Collection and Disposal, and Recyclable Materials Collection and Processing Charges on the Tax Roll
- 7.b Adopt a Resolution Creating the Employee Classification of Communications and Marketing Manager, and Amending the City Employee Compensation Plan and Authorized Position List Accordingly

**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](http://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.*

**MINUTES  
OF SPECIAL MEETING  
CITY OF UNION CITY  
CITY COUNCIL/REDEVELOPMENT AGENCY**

Tuesday, September 13, 2011

6:00 p.m.

**City Council Conference Room  
34009 Alvarado-Niles Road**

**I. CALL TO ORDER**

Mayor Green called the special meeting to order at 6:10 p.m.

Present: Councilmembers Duncan and Gacoscos, Vice Mayor Navarro, Mayor Green

Absent: Councilmember Ellis (arrived at 6:10 p.m.)

**II. ORAL COMMUNICATIONS – None**

**III. CLOSED SESSION – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: APN Nos. 087-0102-001, 087-0102-005, 087-0102-006, 087-0102-007; and, APN Nos. 087-0101-080-32, 087-0101-080-33, 087-0101-080-35, 087-0101-080-38, 087-0101-080-39

Buyer: City of Union City represented by Joan Malloy and Mark Evanoff

Seller: 2C Development Company LLC, a limited liability company represented by Howard Ellman

Under negotiation: Price and terms

**IV. CLOSED SESSION – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: APN Nos. 087-0340-001, 087-0340-002, 087-0340-003, 087-0340-004, 087-0340-005, 087-0340-006, 087-0340-007, 087-0019-018, and 087-0019-019

Buyer: City of Union City represented by Joan Malloy and Mark Evanoff

Seller: TBA

Under negotiation: Price and terms

**V. CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** (Pursuant to Government Code Section 54956.9(a))

CRA, LOCC, Union City, et al. v. Ana Matosantos – Cal. Supreme Court Case No. S194861

**VI. ADJOURNMENT**

Mayor Green adjourned the special meeting at 6:45 p.m. with no reportable action.

Respectfully submitted,  
Renee Elliott  
City Clerk

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

**TUESDAY, SEPTEMBER 13, 2011  
7:00 PM**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

***A SPECIAL MEETING CLOSED SESSION PRECEDED THE REGULAR MEETING AT 6:00 P.M.***

**I. CALL TO ORDER**

Vice Mayor Navarro called the meeting to order at 7:10 p.m.

I.a Pledge of Allegiance

I.b Roll Call

Present: Councilmembers Duncan, Ellis and Gacoscos, Vice Mayor Navarro  
Absent: Mayor Green (arrived at 7:13 p.m.)

**II. UNFINISHED BUSINESS – None**

**III. PROCLAMATIONS AND PRESENTATIONS**

3.a Resolution in Support of the Alameda County Public Libraries Banned Books Week 2011 Celebration in the City of Union City

Mayor Green read the resolution aloud, and presented it to Union City Librarian Mira Geroy.

**IV. ORAL COMMUNICATIONS**

Ian Palavi, Manager of the Starbuck's on Decoto Road, announced a community event was planned to celebrate the remodel of his store on October 8, 2011, from 10 am – 2 pm. Mr. Palavi requested City support for a child ID program Starbuck's has planned that day. City Manager Cheeves stated staff would be happy to work with Mr. Palavi.

Carol Dutra-Vernaci expressed her appreciation to Councilmember's who attended the CERT drill on Saturday, and reminded everyone of the importance of activating the City's Disaster Council.

Hugh McNamara noted there are two alternates on the Senior Commission, and inquired as to when it would be appropriate to appoint a replacement for deceased Commissioner Aylesworth. Mayor Green directed the City Clerk to agendize the appointment for the next City Council meeting on October 11, 2011.

## V. CONSENT CALENDAR

It was moved by Councilmember Gacoscos, seconded by Councilmember Gacoscos, to approve Consent Calendar Items 5.a through 5.h, as recommended by staff. Motion carried unanimously.

- 5.a Waived Further Reading of Proposed Ordinance (This permits reading the title only in lieu of reciting the entire text of any proposed Ordinance)
- 5.b Approved Minutes for the Special and Regular Meetings of August 23, 2011
- 5.c Approved Minutes for the Special Meetings of August 27, 2011 and August 30, 2011
- 5.d Rejected Claim No. 841, Submitted by TransPac for Century National Insurance, as Recommended by the City's Claims Administrator
- 5.e Adopted **Resolution No. 4211-11** Awarding a Contract for the Purchase of One Lease-Returned Sedan for the Union City Police Department and Authorization to Surplus One 1999 Mercury Grand Marquis, City Project No. 11-21
- 5.f Adopted **Resolution No. 4212-11** Amending Resolution No. 4207-11 by Removing the Exemption to Mandatory Multi-Family Recycling Fees for Facilities Currently Receiving Commercial-Style Recycling Services, and Extending Fee Implementation Thirty Days to November 1, 2011
- 5.g Adopted **Resolution No. 4213-11** Accepting Improvements for the Union City Corporation Yard Concrete Pad Improvements, City Project No.09-17
- 5.h Adopted **Resolution No. 4214-11** Authorizing and Directing The City Manager to Execute An Agreement with the County of Alameda Designating the City of Union City as a Sub-Recipient of HOME Investment Partnership Act Funds and Continued Participation in the HOME Program Consortium for Fiscal Years 2012, 2013 and 2014

## VI. PUBLIC HEARINGS

- 6.a Adopt a Resolution Approving Site Development Review (SD-11-002) to Allow the Expansion of an Existing AT&T Roof-Mounted Wireless Telecommunication Facility at 33709 Mission Boulevard, at the Corner of Decoto Road

Economic and Community Development Director Malloy presented the staff report. Zachary Carter from AT&T responded to technical questions from Councilmembers.

Mayor Green opened the public hearing. Zachary Carter, representing AT&T, expressed his appreciation for staff's work on the project. There were no other speakers on the matter. Mayor Green closed the public hearing.

It was moved by Vice Mayor Navarro, seconded by Councilmember Duncan, to adopt **Resolution No. 4215-11** Approving Site Development Review, SD-11-002, to Expand an Existing Roof-Mounted Wireless Telecommunication Facility at 33709 Mission Boulevard. Motion carried unanimously.

## VII. CITY MANAGER REPORTS

- 7.a Adopt Four Resolutions: 1) Resolution of the City Council of the City of Union City Authorizing the Acceptance and Appropriation of the 2008 Transit Oriented Development Housing Program (TOD) Grant Awarded by the State of California Department of Housing and Community Development, and Authorizing the Execution of a Standard Agreement and All Related Agreements and Documents Required in Connection with Such Grant; 2) Resolution of the Community Redevelopment Agency of the City of Union City Approving the Assignment of an Infill Infrastructure Grant Award to the City of Union City 3) Resolution of the City Council of the City of Union City Authorizing the Acceptance of an Award from the State of California Department of Housing and Community Development for Funding Under the Infill Infrastructure Grant Program, and Authorizing the Execution of a Standard Agreement and All Related Agreements and Documents Necessary to Participate in the Infill Infrastructure Grant Program; 4) Resolution of the City Council of the City of Union City Authorizing the Execution of an Agreement with MidPen Housing Corporation Outlining Certain Obligation in Connection with Grants Received from the California Department of Housing and Community Development Pursuant to the Transit Oriented Development Program and the Infill Infrastructure Grant Program

Redevelopment Agency Manager Evanoff presented the staff report and responded to questions from Councilmembers.

It was moved by Councilmember Duncan, seconded by Vice Mayor Navarro, to adopt **Resolution 4208-11** Authorizing the Acceptance and Appropriation of the 2008 Transit Oriented Development Housing Program (TOD) Grant Awarded by the State of California Department of Housing and Community Development, and Authorizing the Execution of a Standard Agreement and all Related Agreements and Documents required in Connection with Such Grant. Motion carried unanimously.

It was moved by Councilmember Ellis, seconded by Councilmember Gacoscos, to adopt **RDA Resolution No. 446-11** Approving the Assignment of an Infill Infrastructure Grant Award to the City of Union City. Motion carried unanimously.

It was moved by Councilmember Gacoscos, seconded by Councilmember Duncan, to adopt **Resolution 4209-11** Authorizing the Acceptance of an Award from the California Department of Housing and Community Development for Funding Under the Infill Infrastructure Grant Program, and Authorizing the Execution of a Standard Agreement and all Related Agreements and Documents Necessary to Participate in the Infill Infrastructure Grant Program. Motion carried unanimously.

It was moved by Councilmember Ellis, seconded by Vice Mayor Navarro, to adopt **Resolution 4210-11** Authorizing the Execution of an Agreement with Midpen Housing Corporation Outlining Certain Obligations in Connection with Grants Received from the California Department of Housing and Community Development Pursuant to the Transit Oriented Development Program and the Infill Infrastructure Grant Program. Motion carried unanimously.

- 7.b A Follow-up Report with Recommendations Regarding the Rehabilitation Status and Interim Use of the Former Fire Station #3 on 10th Street

Deputy City Manager Acosta presented the staff report and responded to questions from Councilmembers. Councilmembers considered the various policy options as outlined in the staff report.

Artist Lilia Reynoso respectfully declined to do a mural at a temporary building location, but did offer to provide her services on the design and creation of a mural on a permanent property owned by the City.

By consensus, the City Council provided the following direction to staff:

- 1) Approved interim uses to remain for 1-3 years, until the real estate market recovers and property can be sold;
- 2) Authorized code compliance repairs estimated at \$33,000 - \$40,000 from Leisure Revolving Fund (Fund 2410), and to defer a new fire sprinkler system due to cost and limited lifespan, and to cap the building occupancy at no more than 49 persons; and,
- 3) Approved amending the Leisure FY 2011-12 operating budget to include \$27,600 for operations and maintenance costs (Fund 2410).

Council directed staff to return by November 2011, with a report recommending a proposal to accept artist Lilia Reynoso's offer to design and paint a mural on a permanent city-owned property, and with a recommendation for potential property sites.

#### 7.c Update on the Economic Development Study Session Format for Four Geographic Areas in the City

Economic and Community Development Director Malloy presented the staff report and responded to questions from Councilmembers. Councilmembers provided comment and confirmed:

- The geographic areas, in order of preference are: Old Alvarado and Union City Boulevard; East of BART (Station District and DIPSA/RDC); Central Bay Industrial Park; and the Horner/Veasy Area.
- The participants for each geographic area will include a commercial broker, commercial developer, residential developer, retail broker, two businesses within the area (to be selected by Economic Development Advisory Team members Dutra-Vernaci, Duncan and Ellis), an investor, and the East Bay Economic Development Alliance.
- Work sessions will be scheduled as follows:
  - October 4, 2011..... Old Alvarado and Union City Boulevard
  - October 18, 2011..... East of BART (Station District and DIPSA/RDC)
  - November 1, 2011..... Central Bay Industrial Park
  - November 29, 2011..... Horner/Veasy Area

Barry Ferrier requested economic development goals be identified to make clear the City's primary objectives.

Hugh McNamara expressed concern about the current conditions and businesses along Union City Boulevard.

Carol Dutra-Vernaci, Chair of the Economic Development Advisory Team, requested Council direction on the preferred uses within the target geographic areas.

**VIII. REDEVELOPMENT AGENCY - None**

**IX. AUTHORITIES AND AGENCIES - None**

**X. CITY COMMISSION/COMMITTEE REPORTS - None**

**XI. SECOND ORAL COMMUNICATIONS - None**

**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

Vice Mayor Navarro stated he will attend the League of California Cities East Bay Division dinner on September 15, 2011.

Vice Mayor Navarro stated he will attend the League of California Cities conference in San Francisco, September 21-23, 2011.

Councilmember Gacoscos stated she attended the Housing Authority of Alameda County meeting on August 24, 2011. Councilmember Gacoscos stated the authority voted to approve the Memorandum of Understanding with the local Service Employees International Union.

Councilmember Gacoscos stated she attended the City Council Economic Development Opportunity Sites Tour on August 27, 2011.

Councilmember Gacoscos stated she attended the Special City Council/Redevelopment Agency Joint Meeting with New Haven Unified School District meeting on August 30, 2011.

Councilmember Gacoscos stated she attended the Union City Youth Soccer League grand opening at James Logan High School on September 10, 2011.

Councilmember Gacoscos stated she attended the Community Emergency Response Team (CERT) annual refresher training on September 10, 2011, and urged residents to attend CERT trainings.

Councilmember Gacoscos stated she will attend the Housing Authority of Alameda County meeting on September 14, 2011.

Councilmember Ellis stated he attended the Economic Development Advisory Team meeting on August 24, 2011.

Councilmember Ellis stated he attended the Special City Council/Redevelopment Agency Joint Meeting with New Haven Unified School District meeting on August 30, 2011.

Councilmember Ellis stated he attended the Northern Silicon Valley Partnership

business social on September 7, 2011.

Councilmember Ellis stated he attended the 10<sup>th</sup> anniversary remembrance ceremony at the Flight 93 Memorial on September 11, 2011.

Councilmember Duncan stated she attended the Economic Development Advisory Team meeting on August 24, 2011.

Councilmember Duncan stated she attended City Council Economic Development Opportunity Sites Tour on August 27, 2011.

Councilmember Duncan stated she attended the Special City Council/Redevelopment Agency Joint Meeting with New Haven Unified School District meeting on August 30, 2011. Councilmember Duncan expressed interest in scheduling a follow up meeting with the school district.

Councilmember Duncan stated she attended the Community Emergency Response Team (CERT) annual refresher training on September 10, 2011, and urged residents to participate in CERT events.

Councilmember Duncan stated she attended the 10<sup>th</sup> anniversary remembrance ceremony at the Flight 93 Memorial on September 11, 2011.

Councilmember Duncan stated she will attend the Associated Community Action Program meeting on September 15, 2011, on behalf of Vice Mayor Navarro.

Councilmember Duncan stated she will attend the League of California Cities conference in San Francisco, September 21-23, 2011.

Mayor Green stated he attended the 10<sup>th</sup> anniversary remembrance ceremony at the Flight 93 Memorial on September 11, 2011.

Mayor Green stated he attended the Alameda County Transportation Commission (ACTC) meeting on September 12, 2011. Mayor Green stated the committee voted to advance \$5 million to the east-west connector project, and voted separately to engage with the Metropolitan Transportation Commission in the formation of a strategy to purchase right-of-way on the Dumbarton Rail. Mayor Green stated the commission agreed to accept ACTC Executive Director Art Dao's offer to forego his scheduled raise.

Mayor Green stated he will attend the Association of Bay Area Governments Executive Board meeting on September 15, 2011.

Mayor Green stated he and City Attorney Reyes met with representatives from the City of Pinole to encourage the City to retain their membership to the Association of Bay Area Governments.

Mayor Green stated he attended the Joint Meeting of the Waste Management Authority and Recycling Boards on September 8, 2011, at the Castro Valley library. Mayor Green stated the discussion included the potential for a mandatory countywide recycling program and a possible countywide plastic bag ban.

Mayor Green stated he met with a representative from Wells Fargo to discuss real estate and economic conditions.

Mayor Green stated he had scheduled a meeting for Administrative Services Director Digre to meet with a representative from a document company on September 19, 2011.

Mayor Green stated a Leisure Services employee had a serious medical problem over the weekend and is now recovering.

#### **XIV. GOOD OF THE ORDER**

Councilmember Duncan stated there is a vacant lot near the corner of Decoto Road and Mission Boulevard with miscellaneous debris. Councilmember Duncan requested steps be taken to clean up the mess. City Manager Cheeves stated staff will determine who owns the lot and take steps to ensure the site is cleaned up.

Councilmember Ellis commended staff for the successful 10<sup>th</sup> anniversary remembrance ceremony on September 11, 2011, at the Flight 93 Memorial.

Councilmember Ellis commended the Public Works department for its management of the Dyer Street rehabilitation project.

Councilmember Ellis requested a cost analysis for funding disaster support efforts in conjunction with the Community Emergency Response Team.

Councilmember Gacoscos commended Public Works staff on the completion of the Dyer Street rehabilitation project and stated residents are pleased with the result.

Councilmember Gacoscos commended staff for the successful 10<sup>th</sup> anniversary remembrance ceremony on September 11, 2011, at the Flight 93 Memorial.

Vice Mayor Navarro requested City staff clean up the graffiti on the exterior wall of the S K Donut shop located at the corner of Dyer Street and Alvarado Boulevard.

Mayor Green commended Community Emergency Response Team (CERT) Coordinator Carol Dutra-Vernaci on the successful annual CERT refresher training on September 10, 2011.

Mayor Green commented he was pleased the Union City Youth Soccer League was able to hold their season opening event on September 10, 2011.

Mayor Green stated he attended the James Logan High School football game on September 9, 2011.

Mayor Green stated he will meet with the general manager of US Pipe on September 20, 2011, to discuss air district requirements.

Mayor Green stated he will be attending the State of the San Francisco Estuary conference on September 21, 2011.

Mayor Green stated he will be unable to attend the upcoming East Bay Economic

Development Alliance meeting because he will be attending the League of California Cities conference in San Francisco, September 21-23, 2011.

Mayor Green stated the Alameda County Transportation Commission will be exploring policy changes at the upcoming meeting.

**XV. CLOSED SESSION - None**

**XVI. ADJOURNMENT**

Mayor Green adjourned the regular meeting at 9:17 p.m.

Respectfully submitted,

Renee Elliott  
City Clerk



## Agenda Item

---

DATE: September 27, 2011

TO: Mayor and Councilmembers

FROM: Renee Elliott, City Clerk

SUBJECT: Adopt a Resolution Appointing An Individual to Serve on the Senior Citizens Commission

At the request of Mayor Green, a resolution has been prepared appointing Suzanne Ortt to the Union City Senior Citizens Commission.

### **BACKGROUND**

A recruitment process was initiated for vacancies on the Senior Commission in 2009. Suzanne Ortt's application was received on October 8, 2009, and has been on file in the City Clerk's office since that time.

Commissioner Naomi Aylesworth passed away prior to the expiration of her term on the Senior Citizens Commission. A *Notice of Unscheduled Vacancy* was duly posted in accordance with Government Code Section 54974 on July 19, 2011, and the ten (10) days required posting period has passed.

Board and commission members are appointed by the Mayor with the approval of the City Council. Staff has prepared a resolution for the City Council to approve the appointment of Suzanne Ortt to the Senior Citizens Commission, to complete the unexpired term of Commissioner Aylesworth, said term expiring June 30, 2014.

**FISCAL IMPACT** – None.

### **RECOMMENDATION.**

Adopt a resolution appointing Suzanne Ortt to the Senior Citizens Commission with a term expiring June 30, 2014.

Submitted by:  
Renee Elliott, City Clerk

Approved by:  
Larry Cheeves, City Manager

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF UNION CITY  
APPOINTING AN INDIVIDUAL TO SERVE ON THE  
SENIOR CITIZENS COMMISSION**

**WHEREAS**, Senior Citizens Commissioner Naomi Aylesworth passed away prior to the expiration of her term; and

**WHEREAS**, the resulting vacancy will be filled by appointment to complete the unexpired term through June 30, 2014.

**NOW THEREFORE BE IT RESOLVED**, that the following individual is hereby appointed to serve on the Senior Citizens Commission for the City of Union City, with a term expiring as shown:

Suzanne Ort

Term expiring June 30, 2014

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Union City at a regular meeting held on the 27th day of September, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

MARK GREEN

Mayor

ATTEST:

APPROVED AS TO FORM:

---

RENEE ELLIOTT  
City Clerk

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BENJAMIN T. REYES II  
City Attorney



**DATE:** September 27, 2011

**TO:** Agency Board

**FROM:** Joan Malloy, Assistant Executive Director

**SUBJECT:** Adopt resolutions to: (1) Ratify the Enforceable Obligation Payment Schedule (EOPS) adopted pursuant to Health and Safety Code Section 34169(g), adopt amendments to the EOPS, and adopt a preliminary initial Recognized Obligation Payment Schedule (ROPS) pursuant to Health and Safety Code Section 34169(h) and (2) Approve payments to the City of Union City pursuant to the Voluntary Alternative Redevelopment Program

### BACKGROUND

Pursuant to the requirements of AB1X 26, the City Council adopted an Enforceable Obligation Payment Schedule (EOPS) at its meeting on August 23, 2011. AB1X 26 provides that the EOPS may be amended at a public meeting of the Agency. In addition to the EOPS (which covers Agency payment obligations for the period through December 31, 2011), the Agency is required to adopt a preliminary initial Recognized Obligation Payment Schedule (ROPS) covering the period from January 1, 2012 through June 30, 2012. A preliminary ROPS must be prepared by the Agency and submitted to the Successor Agency (assumed to be the City of Union City, if the Agency is dissolved) by September 30, 2011.

If AB1X 26 and 27 are upheld, the Agency may continue to operate provided that the City adopts an ordinance (“**Remittance Ordinance**”) obligating the City to make certain annual remittances to the County Auditor-Controller for the benefit of schools and special districts (“**Remittances**”). The City Council adopted a Remittance Ordinance (No. 760-11) on July 26, 2011. Pursuant to AB1X 27, the City and the Agency may enter into an agreement whereby the Agency will annually transfer a portion of its tax increment to the City in an amount not to exceed the Remittances for the purpose of financing activities within the Redevelopment Project Area that are related to accomplishing the Agency goals (“**Remittance Agreement**”).

Although AB1X 27 has been stayed by order of the California Supreme Court, staff recommends that the Agency Board express its intent to make the payments to the City that are authorized by AB1X 27 so that such payment obligations may be listed on the Agency’s Statement of Indebtedness (SOI). If not listed on the SOI, such obligations may be characterized as “new debt” which may result in an increase in the amount of the required City Remittances in future years.  
2010-11 Statement of Indebtedness.

## **DISCUSSION**

The Agency Board is asked to ratify the City Council adoption of the original EOPS on August 23, 2011 and to approve the modified version as shown in Exhibit A to the resolution. The modifications are the additions of reference lines 113 through 124, the addition of a new column identifying whether the Total Due During Fiscal Year is an annual calculation, and if so, identification of the Total Outstanding Obligation.

The Agency Board is also asked to approve and adopt the preliminary ROPS attached to the resolution as Exhibit B.

In the second resolution, provided that AB1X 27 is upheld and the City is participating in the Voluntary Alternative Redevelopment Program, the Agency Board is asked to approve Agency payments to the City as permitted by AB1X 27 and to approve execution of a Remittance Agreement with the City.

## **FISCAL IMPACT**

Adoption of the resolutions will have no current fiscal impact. Lack of adoption could potentially limit the Agency’s or the successor agency’s ability to make certain payments using tax increment funds.

## **RECOMMENDATION**

Staff recommends that the Agency Board adopt the attached resolutions to: (1) Ratify the Enforceable Obligation Payment Schedule (EOPS) adopted pursuant to Health and Safety Code Section 34169(g), adopt amendments to the EOPS, and adopt a preliminary initial Recognized Obligation Payment Schedule (ROPS) pursuant to Health and Safety Code Section 34169(h) and (2) Approve payments to the City of Union City pursuant to the Voluntary Alternative Redevelopment Program.

**Staff Report – EOPS, ROPS, and VARP**  
**September 27, 2011**  
**Page 3 of 3**

**Prepared by:**

Steve Sprotte  
Management Analyst

**Submitted by:**

Joan Malloy  
Director of Economic & Community Development and Assistant Executive Director

**Approved by:**

Larry Cheeves  
City Manager and Executive Director

**RESOLUTION NO. \_\_**

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF UNION CITY RATIFYING THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE (EOPS) ADOPTED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34169(g), ADOPTING AMENDMENTS TO THE EOPS, AND ADOPTING A PRELIMINARY INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34169(h)**

WHEREAS, the Community Redevelopment Agency of the City of Union City (“Agency”) is a redevelopment agency formed, existing and exercising its powers pursuant to California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. (the “CRL”);

WHEREAS, pursuant to CRL Section 34169(g) (enacted pursuant to Assembly Bill x1 26), the Agency is required adopt an Enforceable Obligation Payment Schedule (“EOPS”) that lists all of the obligations that are “enforceable obligations” within the meaning of Section 34167(d) of the CRL, and the Agency is required to post the EOPS on the Agency’s website and transmit a copy to the County Auditor-Controller, the State Controller and the State Department of Finance;

WHEREAS, an EOPS was approved by City Council Resolution No. 4204-11 adopted August 23, 2011, and was transmitted to all required parties;

WHEREAS, CRL Section 34169(g)(2) provides that the EOPS may be amended at a public meeting of the Agency, and that such amendments must be posted on the Agency’s website and transmitted to the County Auditor-Controller, the State Controller and the State Department of Finance;

WHEREAS, the Agency desires to ratify the actions taken by the City Council pursuant to Resolution No. 4204-11, and further desires to adopt amendments to the EOPS as described in the attached Exhibit A;

WHEREAS, pursuant to CRL Section 34169(h), the Agency is required to prepare a preliminary draft of an initial Recognized Obligation Payment Schedule (“ROPS”) and to provide such schedule to the successor entity if one has been established;

WHEREAS, the Agency anticipates that the City of Union City will be the successor to the Agency if the Agency is dissolved; and

WHEREAS, the Agency does not, by adoption of this Resolution nor the undertaking of the actions described herein, waive any rights to challenge the legality of Assembly Bill x1 26 and Assembly Bill x1 27.

NOW, THEREFORE, the Community Redevelopment Agency of the City of Union City does hereby resolve as follows:

1. The Recitals set forth above are true and correct, and are incorporated herein by reference.

2. The Agency ratifies the EOPS adopted by action taken by City Council Resolution 4204-11.

3. The amended Enforceable Obligation Payment Schedule (EOPS) attached hereto as Exhibit A is hereby adopted, subject to all reservations of rights and contingencies set forth above.

4. The preliminary Recognized Enforceable Obligation Payment Schedule (ROPS) attached hereto as Exhibit B is hereby adopted, subject to all reservations of rights and contingencies set forth above.

5. The Agency Executive Director or designee is authorized to take all actions necessary to implement this Resolution, including without limitation, the posting of this Resolution, the EOPS and the ROPS on the Agency's website, and the provision of notice of adoption of this Resolution and such schedules to the County Auditor-Controller, the State Controller and the State Department of Finance.

6. Authorizes the Agency Executive Director and the Agency Finance Director, and their designees, to take such actions as necessary and appropriate to carry out and implement the intent of this Resolution.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST:

APPROVED:

\_\_\_\_\_  
Agency Secretary

\_\_\_\_\_  
Chair

# Exhibit A -- EOPS

EOPS at 09-23-11

Community Redevelopment Agency of the City of Union City  
 All (there is only one Project Area comprised of the Original Area and the Added Area)

## ENFORCEABLE OBLIGATIONS PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (\*)

Ref	Project Name / Debt Obligation	Vendor Name	Description	Total Outstanding Debt or Obligation	*** Annual Calculation?	Total Due During Fiscal Year	Payments by month					Total
							Aug**	Sept	Oct	Nov	Dec	
1	2001A TAB	Bank of New York (Trustee)	Bonds issued to fund projects	22,175,475.15	No	946,959.38	619,388.75					619,388.75
2	2001B TAB	Bank of New York (Trustee)	Bonds issued to fund projects	11,066,383.77	No	488,330.00	298,371.25					298,371.25
3	2003 TAB	Bank of New York (Trustee)	Advance Refunding of 1993 TAB	15,108,918.75	No	1,185,052.50	933,563.75					933,563.75
4	2005 TAB	Bank of New York (Trustee)	Bonds issued to fund projects	68,549,412.50	No	1,457,950.00	728,975.00					728,975.00
5	2007 TAB	Bank of New York (Trustee)	Advance Refunding of 1999 TAB	58,096,437.50	No	1,618,425.00	809,212.50					809,212.50
6	2010 TAB	Bank of New York (Trustee)	Bonds issued to fund projects	54,312,606.00	No	1,362,987.50	681,493.75					681,493.75
7	2011 TAB	Bank of New York (Trustee)	Bonds issued to fund projects	56,174,561.28	No	2,231,942.39	1,333,173.64					1,333,173.64
8	Station District Affordable Housing	MidPen Housing	Last payment of Agency contribution	8,102,809.19	No	8,102,809.19						8,102,809.19
9	Station District Affordable Housing	MidPen Housing	Annual contribution towards garage maintenance	2,300,000.00	Yes	100,000.00						100,000.00
10	East-West Connector	Alameda County Transportation Commission	Union City Equity payment	30,000,000.00	No	7,000,000.00						7,000,000.00
11	Tripsic Rental Assistance Program	Union Bank (Trustee)	Annual contribution of \$200,000 for 10 years	2,000,000.00	No	200,000.00			200,000.00			200,000.00
12	County Housing Rehabilitation Program	County of Alameda HCD	Annual contribution of \$250,000 for 10 years	2,500,000.00	No	250,000.00			250,000.00			250,000.00
13	Pedestrian Promenade, Playground, and Street	ROMA Design Group	Engineering and Design	135,100.00	No	135,100.00						135,100.00
14	Pedestrian Promenade, Playground, and Street	Ghirardelli Associates	Construction Management	74,008.00	No	37,004.00						37,004.00
15	Pedestrian Promenade, Playground, and Street	Blossom Valley Construction	Construction	1,473,030.00	No	739,515.00						739,515.00
16	East Plaza and Transit Loop Road	ROMA Design Group	Engineering and Design	1,166,038.00	No	1,166,038.00						1,166,038.00
17	East Plaza and Transit Loop Road	Ghirardelli Associates	Construction Management	657,944.00	No	300,000.00						300,000.00
18	East Plaza and Transit Loop Road	Joseph J. Albanesi Construction	Construction	5,640,168.00	No	2,500,000.00						2,500,000.00
19	BART Phase 2	ROMA Design Group	Engineering and Design	2,296,380.00	No	2,296,380.00						2,296,380.00
20	BART Phase 2	ROMA Design Group	Construction Management	1,189,000.00	No	0.00						0.00
21	BART Phase 2	BART	Construction Management and Fare Gates	5,450,100.00	No	0.00						0.00
22	BART Phase 2	XYZ Construction	Construction	8,690,000.00	No	0.00						0.00
23	BART Phase 2	XYZ Construction	Construction	2,200,558.00	No	0.00						0.00
24	Union Landing OPA for CFD 1997-1	Pegasus Union City LP	Pedestrian Crossing, Right-of-Way, and Contingency	66,342,425.00	Yes	50,000.00						50,000.00
25	Union Landing OPA for CFD 1997-1	Dyer Triangle LLP	per OPA Agreement	4,584,642.00	No	210,039.00						210,039.00
26	Union Landing Agreement for CFD 1997-1	TOMTEX Investments	per OPA Agreement	5,068,458.00	No	225,595.00						225,595.00
27	Alma Via Skilled Nursing	State of California	per OPA Agreement	134,487.00	No	7,911.00						7,911.00
28	Infermodal Station Funding	Notle Associates	Repairment of HELP Iban	1,495,000.00	No	65,000.00						65,000.00
29	Employee costs	Employees of the Agency	Consulting for Grants Administration	1,150,000.00	Yes	50,000.00						50,000.00
30	Union Square Office Buildings	PCOM, Inc.	Payroll and benefits for employees	66,342,425.00	Yes	2,840,975.00						2,840,975.00
31	Union Square Office Buildings	PCOM, Inc.	Property Management	345,000.00	Yes	15,000.00						15,000.00
32	Administrative support services	City of Union City	Maintenance, operations, and security	2,300,000.00	Yes	100,000.00						100,000.00
33	Redevelopment operations	PG&E	City Services to support RDA	10,350,000.00	Yes	450,000.00						450,000.00
34	Redevelopment operations	United Site Services of California	Utilities for RDA properties	207,000.00	Yes	9,000.00						9,000.00
35	Redevelopment operations	Alhambra & Sierra Springs	Fencing for RDA properties	103,500.00	Yes	4,500.00						4,500.00
36	Redevelopment operations	Hdl, Conen & Cone	Water service for construction trailer	11,040.00	Yes	480.00						480.00
37	Redevelopment operations	California Redevelopment Association	Property Tax Analysis	552,000.00	Yes	24,000.00						24,000.00
38	Redevelopment operations	Union City Chamber of Commerce	Dues and legal fees	920,000.00	Yes	40,000.00						40,000.00
39	Redevelopment operations	The ARC of Alameda County	Economic Development	1,380,000.00	Yes	60,000.00						60,000.00
40	Redevelopment operations	Centro de Servicios	Blight removal	1,150,000.00	Yes	50,000.00						50,000.00
41	Redevelopment operations	Meyers Nave	Blight removal	2,760,000.00	Yes	120,000.00						120,000.00
42	Economic Development operations	Co-Star Group, Inc.	Legal Services	460,000.00	Yes	20,000.00						20,000.00
43	Economic Development operations	MK Partners, Inc.	Property research	178,000.00	Yes	6,000.00						6,000.00
44	Economic Development operations	The Federal Technology Center	Marketing	236,000.00	Yes	12,000.00						12,000.00
45	Economic Development operations	Manpower, Inc.	Government Procurement / Workshops and Counseling	1,380,000.00	Yes	60,000.00						60,000.00
46	Economic Development operations	Workfl, Inc.	Administrative Assistant - Part time	12,000.00	Yes	12,000.00						12,000.00
47	Economic Development operations	WWWhite Design	ED Advertising	178,000.00	Yes	3,000.00						3,000.00
48	Economic Development operations	LINK Silicon Valley LLC	Promotional Items	276,000.00	Yes	6,000.00						6,000.00
49	Economic Development operations	Bay Area Bioscience Association	Production of Brochure / Web Updates	13,800.00	Yes	12,000.00						12,000.00
50	Economic Development operations	Crowne Plaza Hotel	Annual Membership Dues	57,500.00	Yes	2,500.00						2,500.00
51	Economic Development operations	Bay Central Printing & Copy	BAYBIO Membership Dues	115,000.00	Yes	5,000.00						5,000.00
52	Economic Development operations	Seilal Consulting	Economic Development Events & Seminars	27,600.00	Yes	1,200.00						1,200.00
53	Economic Development operations	Federal Express Corp.	Marketing, graphics and products	23,000.00	Yes	1,000.00						1,000.00
54	Economic Development operations	Goldfarb & Lipman	Publications	460,000.00	Yes	20,000.00						20,000.00
55	Economic Development operations	Office Depot	Fiscal Analysis	27,600.00	Yes	1,200.00						1,200.00
56	Economic Development operations	Union Sanitary District	Shipping costs	552,000.00	Yes	24,000.00						24,000.00
57	Economic Development operations	Office Depot	Legal analysis	27,600.00	Yes	1,200.00						1,200.00
58	Economic Development operations	Union Sanitary District	Office supplies	138,000.00	Yes	6,000.00						6,000.00

Item #	Project Description	Contractor	Lease/analyst and advice	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
59	Redevelopment projects	Wulfberg Reese Colvig & Firman	Lease/analyst and advice	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
60	Redevelopment operations	Sprint/NexTel	Mobile phone	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	600.00
61	Redevelopment operations	Minustevens, LLC	Property tax analysis	276,000.00	12,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
62	Economic Development operations	Employment Development Department	Quarterly reports	23,000.00	1,000.00	250.00	500.00	500.00	500.00	500.00	600.00
63	Economic Development operations	CALED	Yearly dues	13,800.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
64	Redevelopment operations	Wilcan Financial Services	Reporting and analysis	46,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
65	Redevelopment operations	Art Cuevas Landscaping	Clean-up of RDA properties incl detention basin	138,000.00	6,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
66	Redevelopment operations	Keyser Marston Associates	Analysis and advice	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
67	Redevelopment operations	County of Alameda Fire Department	Allocated contribution towards contract with Alameda	1,150,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	0.00
68	Redevelopment operations	Alameda County Water District	Water Service for RDA properties	1,150,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	0.00
69	Redevelopment operations	HTM Engineering Inc.	Transcription software	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	600.00
70	Redevelopment operations	Techpoint	Purchase of equipment and supplies	276,000.00	12,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	6,000.00
71	Redevelopment operations	Cajuchip & Larson	Allocation of audit fees	460,000.00	20,000.00	7,000.00	3,000.00	3,000.00	3,000.00	3,000.00	7,000.00
72	Economic Development operations	SVASE	Sponsorship fees	161,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00
73	Economic Development operations	East Bay EDA	Economic Development Analysis	276,000.00	12,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
74	Redevelopment operations	US Bank	Credit Card charges - Meetings and Seminars	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
75	Police Resource Center	Duckett-Wilson Development Company	Shared expenses of shopping center	690,000.00	30,000.00	1,000.00	500.00	500.00	500.00	500.00	3,000.00
76	Parking program	Bank of the West	Credit card charges	138,000.00	2,400.00	400.00	200.00	200.00	200.00	200.00	1,200.00
77	Redevelopment operations	Preferred Service & Supply Company	Custodial services at construction trailer	55,200.00	1,500.00	500.00	250.00	250.00	250.00	250.00	1,500.00
78	Redevelopment operations	Chubb Group of Insurance Companies	Liability insurance at Historical Museum	34,500.00	6,000.00	200.00	100.00	100.00	100.00	100.00	400.00
79	Economic Development operations	Developmental Products, Inc.	ED events	138,000.00	6,000.00	200.00	100.00	100.00	100.00	100.00	400.00
80	Economic Development operations	Constant Contact	ED marketing	23,000.00	1,200.00	200.00	100.00	100.00	100.00	100.00	400.00
81	Economic Development operations	SalesForce.com Inc.	ED sales information	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	400.00
82	Redevelopment projects	County of Alameda Recorder	Dead Recordings	6,900.00	300.00	100.00	100.00	100.00	100.00	100.00	400.00
83	Redevelopment projects	County of Alameda Public Works	Infrastructure Improvements	1,390,000.00	60,000.00	1,000,000.00	500,000.00	500,000.00	500,000.00	500,000.00	3,000,000.00
84	BART Phase 1 and 2	SF Bay Area Rapid Transit	Project Payments	20,000,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
85	Redevelopment projects	Mark, Thomas & Co.	Engineering Analysis	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
86	Redevelopment projects	Pacific Gas & Electric	Utility Costs	1,380,000.00	60,000.00	10,000.00	167.00	167.00	167.00	167.00	998.00
87	Redevelopment projects	State Water Resources Control Board	State Permit Clearances	46,000.00	2,000.00	300.00	150.00	150.00	150.00	150.00	600.00
88	Redevelopment projects	Vernazza Wolfe Associates, Inc.	Project Analysis	628,000.00	36,000.00	6,000.00	3,000.00	3,000.00	3,000.00	3,000.00	18,000.00
89	Parking program	Public Parking Associates, Inc.	Ongoing monthly billing	1,380,000.00	60,000.00	6,000.00	3,000.00	3,000.00	3,000.00	3,000.00	18,000.00
90	Parking program	Data Ticket	Parking Ticket Processing	638,000.00	42,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
91	East-West Connector	AMC Consulting	Peer review	42,000.00	12,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
92	Parking program	Digital Payment Technologies	Ongoing monthly billing	276,000.00	12,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
93	East-West Connector	Weiss Associates	Analysis and advice	60,000.00	30,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00
94	Connection to R&D property	Ruggieri Jensen Azar	Analysis and advice	150,000.00	20,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	50,000.00
95	Redevelopment projects	Carnigelli-Blum Partners	Property Appraisals	230,000.00	10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00
96	Redevelopment operations	NBS Government Finance Group	Agency Bond Disclosure	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
97	Redevelopment operations	1-800-Confidence	Conference calls	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	600.00
98	Parking program	Van-Tek International	Equipment and service	1,380,000.00	60,000.00	10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00
99	Parking program	Answer Connect	Ongoing monthly billing	138,000.00	6,000.00	1,000.00	500.00	500.00	500.00	500.00	3,000.00
100	Parking program	Weldon, Williams & Lick	Parking Permits	138,000.00	6,000.00	2,000.00	600.00	600.00	600.00	600.00	4,000.00
101	Economic Development operations	HR Ideas.com	Training courses	55,200.00	2,400.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00
102	Redevelopment operations	LTD Global LLC	Analysis and advice	230,000.00	10,000.00	10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00
103	Affordable Housing programs	County of Alameda HCD	Annual contributions	55,200.00	2,400.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00
104	Affordable Housing programs	Dept. of Housing and Community Development	Mobile home parks yearly fee	55,200.00	2,400.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00
105	Affordable Housing programs	Suzanne Sullivan Real Property Services	Relocation and BMR resale services	552,000.00	24,000.00	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
106	Affordable Housing programs	Union City Montie Vista HOA	Monthly HOA dues on BMR unit	73,632.00	3,204.00	534.00	267.00	267.00	267.00	267.00	1,602.00
107	Affordable Housing programs	AAA Fire Protection Services	Replacements / Repairs	138,000.00	6,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	6,000.00
108	Economic Development operations	Abaxis Inc.	Loan for equipment and property rehabilitation	147,085.00	147,085.00	147,085.00	29,427.49	29,427.49	29,427.49	29,427.49	147,085.00
109	Redevelopment operations	Stanley Security Solutions Inc.	Security Locks and Alarms	29,427.49	29,427.49	29,427.49	29,427.49	29,427.49	29,427.49	29,427.49	147,085.00
110	Redevelopment operations	California Custom Training	Anti-graffiti training	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
111	Redevelopment operations	Atlas Polyzan Electric Inc.	Electrical installations	1,741.00	1,741.00	1,741.00	1,741.00	1,741.00	1,741.00	1,741.00	5,000.00
112	Redevelopment operations	Anal's Book Company Inc.	Turbine vent Enclosure	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	5,000.00
113	Police Substation at Alvarado Plaza	AT&T - CALNET2	Transmission lines	15,900.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
114	Police Substation at Alvarado Plaza	ACWD	Water service	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	600.00
115	Police Substation at Alvarado Plaza	Stanley Security Solutions Inc.	Security monitoring service	27,600.00	1,200.00	200.00	100.00	100.00	100.00	100.00	600.00
116	BART Phase 2	Ruggieri Jensen Azar	Engineering and Design support	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
117	Redevelopment operations	AT&T - CALNET2	Telephone charges for construction trailer	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
118	Redevelopment operations	Vernazza Wolfe Associates, Inc.	Technical analysis as requested	115,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	625.00
119	Redevelopment operations	Abode Services	Referral services	55,200.00	2,400.00	400.00	200.00	200.00	200.00	200.00	1,200.00
120	BART Phase 1 Exchange Agreement	Alameda County Transportation Commission	Union City Equity payment	7,600,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121	ED Event on 09-07-11	Exclusive Sound Production	DJ	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00
122	ED Event on 09-07-11	Yolanda Valasco	Tert and tables	1,557.00	1,557.00	1,557.00	1,557.00	1,557.00	1,557.00	1,557.00	275.00
123	Mission Blvd. Undergrounding	MCH Electric	Streetlights	30,716.00	30,716.00	30,716.00	30,716.00	30,716.00	30,716.00	30,716.00	30,716.00
124	TOD Infrastructure	Alameda County Water District	Fees	5,807.23	5,807.23	5,807.23	5,807.23	5,807.23	5,807.23	5,807.23	5,807.23
125											
126											
127											
128											
129											
130											
TOTAL				509,283,302.66	43,747,925.68	1,653,812.49	13,100,071.42	864,897.00	2,603,120.64	848,597.00	19,271,588.55

\* For those payments requiring an annual calculation the Total Outstanding Debt or Obligation amount is estimated to be 23 times the Total Due During Fiscal Year (i.e. through FY 33-34)

OTHER OBLIGATIONS

	Total Outstanding	*** Annual	Payments by month
TOTAL	43,747,925.68	13,100,071.42	864,897.00

Ref.	Project Name / Debt Obligation	Vendor Name	Description	Debt or Obligation	Calculation?	Fiscal Year	Aug**	Sept	Oct	Nov	Dec	Total
001	Contractual Pass-through Agreement	County of Alameda and Library District	Agreement dated September 29, 1998	124,864,953.00	Yes	5,428,911.00						0.00
002	Contractual Pass-through Agreement	Alameda County Superintendent of Schools	Agreement dated April 18, 1989	144,532.00	Yes	6,284.00						0.00
003	Contractual Pass-through Agreement	East Bay Regional Park District	Agreement dated June 13, 1988	2,149,649.00	Yes	93,463.00						0.00
004	Contractual Pass-through Agreement	New Haven Unified School District	Agreement dated March 25, 1987	0.00	Yes	0.00						0.00
005	Contractual Pass-through Agreement	Onlone College	Agreement dated June 13, 1988	0.00	Yes	0.00						0.00
006	HAS 33676 pass-through	County of Alameda	HAS 33676 pass-through withheld by County	6,115,470.00	Yes	265,890.00						0.00
007	HAS 33676 pass-through	Alameda County Library District	HAS 33676 pass-through withheld by County	771,880.00	Yes	33,569.00						0.00
008	HAS 33676 pass-through	Alameda County Flood Control District	HAS 33676 pass-through withheld by County	739,806.00	Yes	32,122.00						0.00
009	HAS 33676 pass-through	Alameda County Mosquito Abatement District	HAS 33676 pass-through withheld by County	23,263.00	Yes	1,271.00						0.00
010	HAS 33676 pass-through	Bay Area Rapid Transit District	HAS 33676 pass-through withheld by County	207,893.00	Yes	9,036.00						0.00
011	HAS 33676 pass-through	Onlone College	HAS 33676 pass-through withheld by County	84.00	Yes	84.00						0.00
012	HAS 33676 pass-through	City of Union City	HAS 33676 pass-through withheld by County	5,159,061.00	Yes	224,307.00						0.00
013	County Administration Fee	Alameda County Administrators Office	Withhold for County services	3,801,877.00	Yes	165,239.00						0.00
014	AB 1290 pass-through	Alameda County Administrators Office	Payments required pursuant to AB 1290	429,674.00	Yes	18,638.00						0.00
015	AB 1290 pass-through	Alameda County Mosquito Abatement District	Payments required pursuant to AB 1290	2,024.00	Yes	88.00						0.00
016	AB 1290 pass-through	Alameda County Superintendent of Schools	Payments required pursuant to AB 1290	23,552.00	Yes	1,024.00						0.00
017	AB 1290 pass-through	Alameda County Flood Control District	Payments required pursuant to AB 1290	51,179.00	Yes	2,223.00						0.00
018	AB 1290 pass-through	Alameda County Library District	Payments required pursuant to AB 1290	55,430.00	Yes	2,410.00						0.00
019	AB 1290 pass-through	Alameda County Resource Conservation District	Payments required pursuant to AB 1290	207.00	Yes	9.00						0.00
020	AB 1290 pass-through	Alameda County Water District	Payments required pursuant to AB 1290	33,672.00	Yes	1,464.00						0.00
021	AB 1290 pass-through	Bay Area Rapid Transit District	Payments required pursuant to AB 1290	13,777.00	Yes	599.00						0.00
022	AB 1290 pass-through	Bay Area Air Quality Management District	Payments required pursuant to AB 1290	4,692.00	Yes	204.00						0.00
023	AB 1290 pass-through	Chabot College	Payments required pursuant to AB 1290	59,064.00	Yes	2,568.00						0.00
024	AB 1290 pass-through	City of Union City	Payments required pursuant to AB 1290	360,088.00	Yes	15,656.00						0.00
025	AB 1290 pass-through	East Bay Regional Park District	Payments required pursuant to AB 1290	83,122.00	Yes	3,614.00						0.00
026	AB 1290 pass-through	Education Augmentation Relief Fund (ERAF)	Payments required pursuant to AB 1290	554,182.00	Yes	24,094.00						0.00
027	AB 1290 pass-through	New Haven Unified School District	Payments required pursuant to AB 1290	391,483.00	Yes	17,021.00						0.00
028	AB 1290 pass-through	Onlone College	Payments required pursuant to AB 1290	0.00	Yes	0.00						0.00
029	Low/Moderate Housing Obligation	Redevelopment Agency Internal fund transfer	Low/Moderate split of Tax Increment	88,917,333.00	Yes	3,865,971.00						0.00
<b>TOTAL</b>				<b>10,215,810.00</b>		<b>10,215,810.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\* For those payments requiring an annual calculation the Total Outstanding Debt or Obligation amount is estimated to be 23 times the Total Due During Fiscal Year (i.e. through FY 33-34)

COMBINED TOTAL

53,963,735.68 1,853,812.49 13,100,071.42 864,987.00 2,603,120.64 849,597.00 19,271,598.55





**RESOLUTION NO. \_\_**

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF UNION CITY APPROVING PAYMENTS TO THE CITY OF UNION CITY PURSUANT TO THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM**

WHEREAS, the Community Redevelopment Agency of the City of Union City (“**Agency**”) is a redevelopment agency formed, existing and exercising its powers pursuant to California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. (the “**CRL**”);

WHEREAS, the City Council of the City of Union City (“**City**”) approved and adopted a Redevelopment Plan for the Union City Community Redevelopment Project (the “**Project Area**”);

WHEREAS, pursuant to Part 1.9 of Division 24 of the Health and Safety Code (commencing with Section 34192) (“**Part 1.9**”), on July 26, 2011, the City Council adopted Ordinance No. 760-11 pursuant to which the City agreed to make certain annual remittances as required by Part 1.9 (“**Remittances**”) subject to a reservation of rights if Part 1.9 is held to be invalid;

WHEREAS, pursuant to Health and Safety Code Section 34194.2, the City and the Agency may enter into an agreement whereby the Agency will annually transfer a portion of its tax increment to the City in an amount not to exceed the Remittances for the purpose of financing activities within the Project Area that are related to accomplishing the Agency goals (“**Remittance Agreement**”);

WHEREAS, the effectiveness of Part 1.9 has been stayed by order of the California Supreme Court;

WHEREAS, pursuant to Part 1.8 of Division 24 of the Health and Safety Code (commencing with Section 34161), the Agency is currently not permitted to enter into new contracts;

WHEREAS, the Agency Board desires to express its intent that the Agency: (i) make the payments to the City permitted by Health and Safety Code Section 34194.2 if Part 1.9 is upheld and the City participates in the Voluntary Alternative Redevelopment Program authorized by Part 1.9, and (ii) enter into a Remittance Agreement with the City when the Agency is permitted to enter into new agreements;

WHEREAS, the Agency Board desires to ensure that the Agency’s payment obligations as described in this Resolution are included on the Agency’s 2011-12 Statement of Indebtedness; and

WHEREAS, the Agency does not, by adoption of this Resolution nor the undertaking of the actions described herein, waive any rights to challenge the legality of Assembly Bill x1 26 and Assembly Bill x1 27.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF UNION CITY HEREBY :**

1. Agrees to make the payments to the City authorized by Health and Safety Code Section 34194.2 if Part 1.9 is upheld and the City is participating in the Voluntary Alternative Redevelopment Program authorized by Part 1.9.

2. At such time that the Agency is permitted to execute new agreements, authorizes the Agency Executive Director to execute a Remittance Agreement in form approved by the Agency Executive Director in consultation with Agency Counsel, pursuant to which the Agency will be obligated to annually transfer a portion of its tax increment to the City in an amount not to exceed the Remittances if Part 1.9 is upheld and the City is participating in the Voluntary Alternative Redevelopment Program.

3. Directs staff to list the Agency's payment obligations described in this Resolution on the Agency's 2011-12 Statement of Indebtedness.

4. Authorizes the Agency Executive Director and Finance Director and their designees to take such other actions and to execute such other instruments as necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

APPROVED:

\_\_\_\_\_  
Agency Secretary

\_\_\_\_\_  
Chair



## Agenda Item

**DATE:** SEPTEMBER 27, 2011  
**TO:** CITY COUNCIL  
**FROM:** MINTZE CHENG, PUBLIC WORKS DIRECTOR  
**SUBJECT:** DESIGNATION OF VEHICLES AS SURPLUS AND AUTHORIZATION TO SEND TO AUCTION

**INTRODUCTION:**

The Public Works Department is presenting a list of out-of-service vehicles to designate as surplus and to be auctioned-off.

**BACKGROUND:**

The vehicles proposed for surplus designation are as follows:

UNIT #	YEAR	MAKE	MODEL	VIN #	MILEAGE/HOURS	LICENSE PLATE
124	2003	FORD	CROWN VIC	2FAFP71W33X183214	91289	1163568
468	1987	GMC	DUMP TRUCK	1GDM7D180HV538910	51819	E084271
478	1980	JOHN DEERE	JD570A	570A10119	438	E760676
520	1990	FORD	WATER TANKER	1FDYD80U5LVA39212	21584	E282949
565	2002	JCB	MINI MASTER TRACTOR	955836H	3358	1059480
597	1996	HOWARD PRICE	HP180 MOWER	HP743EC	3355	NONE

**DISCUSSION:**

Vehicles to be designated as surplus have reached their useful life due to high mileage or high repair and maintenance costs.

Pursuant to provisions of Union City Municipal Code section 2.32.250, staff is prepared to send the surplus vehicles out for auction. Vehicles will be processed through First Capital Auction, Inc. of Vallejo, California.

**FISCAL IMPACT:**

Money received from the auction will be deposited to the vehicle and equipment replacement account.

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution, approving the auction of the surplus vehicles and equipment.

Prepared by:  
Richard Sealana  
Public Works Superintendent

Submitted by:  
Mintze Cheng  
Public Works Director

Approved by:  
Larry Cheeves  
City Manager

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY  
DECLARING CERTAIN VEHICLES AS SURPLUS**

**WHEREAS**, there has been presented to the City Council of the City of Union City a list of vehicles that are no longer suitable for use by the City of Union City;

**WHEREAS**, said vehicles have been declared unusable by the City staff;

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Union City hereby declares the list of vehicles and equipment, presented by staff, as surplus be disposed of in accordance with the provisions of the Union City Municipal Code section 2.32.250;

**BE IT FURTHER RESOLVED** that said vehicles will be sent to auction and sold with the proceeds to be returned to the vehicle and equipment replacement fund.

Vehicles for surplus are as follows:

UNIT #	YEAR	MAKE	MODEL	VIN #
124	2003	FORD	CROWN VIC	2FAFP71W33X183214
468	1987	GMC	DUMP TRUCK	1GDM7D180HV538910
478	1980	JOHN DEERE	JD570A	570A10119
520	1990	FORD	WATER TANKER	1FDYD80U5LVA39212
565	2002	JCB	MINI MASTER TRACTOR	955836H
597	1996	HOWARD PRICE	HP180 MOWER	HP743EC



**DATE:** September 27, 2011

**TO:** City Council

**FROM:** Tony Acosta, Deputy City Manager  
Richard Digre, Administrative Services Director

**SUBJECT:** INTRODUCTION OF AN ORDINANCE AMENDING CHAPTERS 5.24 “ENFORCEMENT-APPEALS” AND 7.04 “SOLID WASTE MANAGEMENT” OF THE UNION CITY MUNICIPAL CODE ASSESSING DELINQUENT BUSINESS LICENSE TAXES, SOLID AND ORGANIC WASTE COLLECTION AND DISPOSAL, AND RECYCLABLE MATERIALS COLLECTION AND PROCESSING CHARGES ON THE TAX ROLL

**Background:**

In an effort to ensure compliance with both the Business Tax Licensing process and the Solid and Organic Waste Collection and Disposal, changes to Sections 5.24 and 7.04 of the City’s Municipal Code are submitted for consideration by the City Council.

**Discussion:**

The City uses many different means in collecting outstanding charges. However, one such method not utilized is in the instance where the property owner fails to pay either the business tax or the solid waste fee, resulting in the City placing a lien on the property and collecting such delinquent payment through the property tax roll. The proposed changes to the Municipal Code will allow the City to use this collection method at a much reduced cost in collecting on overdue charges, which is important, given the general increase in delinquencies that may be a result of poor local economic conditions.

The proposed “assessable lien” process will also relieve Allied Waste from the inconvenience of initiating “bad debt” collection procedures against those who fail to pay their fees, and may also reduce the adverse impact such collection procedures can have on individual (and business) credit scores and ratings. A relatively minor increase in City franchise fee payments may also result from the proposed assessable lien procedure.

*Changes to Section 5.24 – Business Licenses*

- Provides Citation powers for non-compliance to Finance Director and his/her designee.
- Sets the time period of back payments at three years from time of notification.
- Allows for use of Liens on Property Tax Roll in collection effort if business and property owner are the same.

- Describes procedures for property owner notification of potential lien, Council Public Hearing and Lien placement on Property Tax Roll.
- Process for release of lien upon payment of outstanding business license tax.

*Changes to Section 7.04 – Solid Waste and Organic Waste Collection and Disposal Franchise fee collection*

- Procedure and notice for delinquent collection charges
- Establishes an Administrative Hearing to hear any protests regarding delinquent charges for services.
- Reporting mechanism to the City Council on delinquent collections.
- Notice of Public Hearing, Council review and approval of property tax liens.
- Notification of County Assessor and Auditor Controller regarding assessment of property liens.

**Fiscal Impact:**

Collection efforts are expensive and in some instances the cost of collection is as much as 50% of the charges. Utilizing the Tax Roll significantly reduces the collection costs to 1.7% of the charge plus a small handling fee depending on the type of collection. The reduced collection fee results in a greater amount of the charge being retained by the City.

**Recommendation:**

It is recommended that the City Council approve the introduction of the attached Ordinance to amend the Municipal Code to all for the filing of outstanding collections involving property owners with the County Assessor and Auditor Controller for collection through the Tax Roll.

A second reading of the Ordinance is tentatively scheduled for October 11, 2011 City Council meeting. The Ordinance would become effective 30 days following the second reading.

Prepared and Submitted by:

Tony Acosta  
Deputy City Manager

Richard Digre  
Administrative Services Director

Approved by:

Larry Cheeves  
City Manager

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNION CITY AMENDING CHAPTERS 5.24 “ENFORCEMENT-APPEALS” AND 7.04 “SOLID WASTE MANAGEMENT” OF THE UNION CITY MUNICIPAL CODE ASSESSING DELINQUENT BUSINESS LICENSE TAXES, SOLID AND ORGANIC WASTE COLLECTION AND DISPOSAL, AND RECYCLABLE MATERIALS COLLECTION AND PROCESSING CHARGES ON THE TAX ROLL**

**WHEREAS**, the City collects business license taxes pursuant to Chapter 5.24 of the Union City Municipal Code (“UCMC”); and

**WHEREAS**, Allied Waste Services, the City’s solid waste and organic waste collection and disposal franchisee, collects solid and organic waste collection charges pursuant to Section 7.04.060 of the UCMC; and

**WHEREAS**, Tri-CED Community Recycling, a 501(c)(3) non-profit corporation and the City’s recycling franchisee, collects single stream materials (cans, mixed paper, plastic, cardboard and glass waste) for recycling; and

**WHEREAS**, it has come to the City’s attention that there has remained unpaid, delinquent charges pertaining to business license taxes, solid and organic waste and recycling service at the end of recent fiscal years; and

**WHEREAS**, the City desires to enact an enforceable mechanism in the Union City Municipal Code by which the City may recoup these delinquent charges; and

**WHEREAS**, pursuant to Civil Code section 2881, Government Code section 38790.1 and Government Code section 25831, the City may ensure collection of delinquent business tax and solid and organic waste and recyclable materials collection charges by placing such charges as assessments on the tax roll; and

**WHEREAS**, it is the intent of the City in enacting this Ordinance to institute a process by which the City may notify residents of delinquent charges pertaining to business license taxes, solid & organic waste and recycling services and place all such charges that remain unpaid as assessments on the tax roll.

**NOW, THEREFORE**, the City Council of the City of Union City does ordain as follows:

**SECTION 1. RECORD AND BASIS FOR ACTION.**

The City Council of the City of Union City has duly considered the full record before it, which may include but is not limited to such things as the City Staff Report, testimony by staff and the public, and other materials and evidence submitted or provided to the City Council. The recitals set forth above are found to be true and correct and are incorporated herein by reference.

## SECTION 2. AMENDMENT OF TITLE 5 OF THE UCMC.

Title 5 “BUSINESS LICENSES AND REGULATIONS”, Chapter 5.24 “ENFORCEMENT-APPEALS” is hereby amended as follows (with additions in underline and deletions in ~~strike through~~): **The following sections are renumbered as follows:**

- 5.24.060 ~~100~~ Remedies cumulative.
- 5.24.070 ~~110~~ Effect of title on past actions and unexpired licenses.
- 5.24.090 ~~120~~ Permit fee required for police investigation of application.
- 5.24.100 ~~130~~ Denial, suspension and revocation.
- 5.24.140 ~~140~~ Appeal.

### **5.24.020 Enforcement duties and authority of Finance Director.**

It shall be the duty of the Finance Director and he/she is directed to enforce each and all of the provisions of Chapters 5.04 through 5.20. The Finance Director (or designee) may issue citations in accordance with the Administrative Enforcement provisions of Chapter 1.18 of this Code., ~~and all~~ All City departments shall render such assistance in the enforcement hereof as may from time to time be required by the Finance Director, the City Manager or the City Council.

### **5.24.050 Business ~~License~~ tax deemed debt.**

A. \_\_\_\_\_ The amount of any business license tax and penalty imposed by the provisions of Chapters 5.04 through 5.20 shall be deemed a debt to the City. An action may be commenced in the name of the City in any court of competent jurisdiction, for the amount of any delinquent license tax, interest and penalties.

B. \_\_\_\_\_ An action to collect any business license tax charges must be commenced within three (3) years of the date the business license tax becomes due. An action to collect the penalty and interest for nonpayment of the business license tax charges must be commenced within three (3) years of the date the penalty and interest accrues. The statute of limitations on an action by the City to collect unpaid tax charges is tolled while the City is unaware of the existence or ongoing activities of a business due to the taxpayer’s failure to obtain a business license and/or failure to comply with annual reporting requirements.

C. \_\_\_\_\_ The amount of the business license tax, penalty and interest imposed under this Chapter is assessed against the property on which the business license tax is imposed in those instances in which the owner of the business and the business property are one and the same. If the taxes are not paid when due, such tax, penalty and interest shall constitute an assessment against such business property and shall be a lien on the property for the amount thereof in accordance with Sections 5.24.060 through 5.24.090 of this Chapter. The lien shall continue until paid or discharged of record.

**5.24.060 Notice to owner of unpaid business license tax charges.**

A. In those instances in which the owner of the business and the business property are one and the same, if the business license tax charges have not been paid in full, the City will send a written notice to the owner regarding the unpaid amount.

B. Upon the expiration of not less than fifteen (15) days following the mailing of the request for payment, if the bill remains unpaid the City Finance Director shall compile the name(s) of said owner(s), the address of the business, the amount due, and the steps taken to secure payment into a report. At least annually the City Finance Director shall submit to the City Manager the information for those owners from the report against whose property the City would like to file liens for outstanding business license tax charges.

**5.24.070 Report of delinquent business license tax charges transmitted to City Council; Notice and Hearing.**

A. At least annually, the City Manager shall transmit to the City Council the report of delinquent business license tax charges to date. At this time, the City Council shall fix a time and place for a public hearing.

B. The City Manager shall cause written notice of the report of delinquent tax charges and public hearing to be mailed to the business/business property owner not less than ten (10) days prior to the date of the public hearing. Such written notice shall be mailed to the business/business property owner of each premises that is assessed in the most recent property ownership records provided to the City by the County Assessor on the date the City Manager causes notice to be mailed. The act of mailing a copy of such notice as of the date that the City Manager causes notice to be mailed constitutes proper service, and service shall be deemed complete at the time of deposit in the United States mail.

C. At the public hearing, the City Council may make revisions to the report of delinquent business license tax charges and adopt these revisions by resolution.

**5.24.080 Collection of delinquent business license tax charges by special tax roll assessment.**

A. After public hearing, and with the confirmation of the report of delinquent business license tax charges by the City Council, the delinquent business license tax charges contained therein which remain unpaid by the owner of the business/business property shall constitute a special assessment against said business property and shall be collected at such time as is established by the County Assessor for inclusion in the next property tax assessment.

B. The City Finance Director shall turn over to the County Assessor for inclusion in the next property tax assessment the total sum of unpaid delinquent business license tax charges consisting of the delinquent business license taxes, penalties, interest at the rate of one percent (1%) per month or fraction thereof from the date of recordation to the date of lien, an administrative charge in the amount set forth in the City of Union City master fee schedule (as

amended from time-to-time) and a release of lien filing fee in an amount equal to the amount charged by the Alameda County Recorder's Office.

C. Thereafter, said assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure of sale as provided for delinquent ordinary municipal taxes. The assessment liens shall be subordinate to health and safety liens except for those of state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and charges due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to said special assessments.

#### **5.24.090 Recordation of lien for delinquent business license tax charges.**

Upon confirmation of the report of delinquent business license taxes by the City Council, a lien on the real property for delinquent business license tax charges which were assessed shall be recorded with the Recorder of the County of Alameda.

**SECTION 3. AMENDMENT OF TITLE 7 OF THE UCMC.** Title 7 "HEALTH AND SANITATION" Chapter 7.04 "SOLID WASTE MANAGEMENT" is hereby amended as follows (with additions in underline and deletions in ~~striketrough~~):

#### **7.04.020 Definitions**

7. "Collection" means the collection of solid waste and its transportation to a disposal site; ~~yard~~organic waste and its transportation to a processing facility; recyclable material and its transportation to a materials recovery facility; and construction and demolition debris and its transportation to a materials recovery facility or other facility.

10. "Container" means an approved container used for the disposal and storage of solid waste, ~~yard~~organic waste and recyclable material.

26. "Processing facility" means a facility to which residential ~~yard~~organic waste is brought to be processed into compost, mulch or another soil amendment.

32. "Refuse" means putrescible and nonputrescible solid waste or debris, except sewage, whether combustible or noncombustible. For the purposes of this chapter, refuse does not include recyclable material or ~~yard~~organic waste.

36. "Solid waste" means all putrescible and nonputrescible residential refuse, commercial solid waste, ~~yard~~organic waste and as otherwise defined in Public Resources Code §40191. Any material that a generator pays to be hauled away shall be defined to be solid waste and not a recyclable material. Solid waste which is not required to be offered for collection includes:

a. Hazardous waste or low-level radioactive waste regulated under Chapter 7.6 (commencing with Section 25800) of Division 20 of the Health and Safety Code;

b. Medical waste which is regulated pursuant to the Medical Waste Management Act (Chapter 6.1 (commencing with Section 25015) of Division 20 of the Health and Safety Code), provided that the medical waste, whether treated or untreated, is not disposed of at a solid waste facility. Medical waste which has been treated and which is deemed to be solid waste shall be regulated pursuant to this division;

c. Construction or demolition debris or yard trimmings which are not offered by the individual or contractor performing the work and which may be legally collected and disposed of by some alternate means;

d. Salvageable materials as may be accumulated for collection by youth, civic and charitable entities and salvageable materials purchased by junk collectors who do not collect such materials for purposes of disposal or recycling.

37. "Solid waste franchisee" means that company that has been awarded the solid waste collection and the ~~yard~~organic waste collection franchise by the City Council.

42. "~~Yard~~ Organic waste" means food waste, food-contaminated paper and cardboard (not containing plastic coatings), compostable serveware and beverage containers, tree trimmings, grass cuttings, dead plants, leaves, branches and dead trees (not more than six inches in diameter) including Christmas trees and similar materials separated, set aside, handled, packaged or offered for collection by the waste generator.

**7.04.030 Collection and disposal of Solid waste collection and disposal and recyclable material collection and processing required.**

A. Collection and Disposal of Solid Waste. All solid waste created, produced or accumulated in or about a dwelling, house, or residential premises in the City shall be placed for collection by the occupant of the respective premise. ~~collected from the premises and disposed of at least once each week.~~ All solid waste created, produced or accumulated at hotels, restaurants, boardinghouses or other commercial and industrial premises situated in the City shall be placed for collection by any person generating solid waste at, or who has control over operations conducted at such premises. ~~removed from the premises at least once a week.~~ Solid waste shall be collected from premises and disposed of at least once each week by the City's solid waste franchisee, unless excepted by Article VIII and Section 7.04.130. The Alameda County Health Department may require a greater number of collections per week. ~~While the City has entered into an exclusive franchise agreement for the collection and disposal of solid waste, there are certain exceptions to that exclusiveness which are described in Article VIII and Section 7.04.130 of this chapter.~~ It is declared to be unlawful and an infraction, for the occupant of any of the above-described premises to fail or neglect to provide for the collection and disposal of solid waste pursuant to this Chapter. Each day's violation of this ~~s~~Section shall be treated and considered as a separate and distinct offense.

B. Illegal Disposal of Solid Waste. It is unlawful for any person in the City to deposit solid waste container(s) upon any street, alley, gutter, parkway, or upon any lot or vacant area or other public place or way unless such solid waste is placed for collection subject to this eChapter.

C. Collection of Recyclable Material. All recyclable materials placed for collection by an occupant of residential premises in the City shall be collected from the premises at least once each week by the City recycling franchisee(s). ~~The City may enter into a non-exclusive franchise agreement for the collection and processing of recyclable material subject to the provisions of Article IV of this chapter.~~ Nothing in this chapter shall prohibit the owner of recyclable material from separating such materials from their solid waste and placing them for collection by a recycler permitted by the City who shall compensate owner for the recyclable material.

#### **7.04.040 Solid waste, yardorganic waste and recycling containers.**

##### A. Residential Solid Waste Containers.

~~1. Prior to January 1, 1995, it shall be the duty of every occupant of residential premises to provide and maintain containers in a clean and sanitary condition as herein specified for the accumulation and disposal of solid waste. All container or containers used for the reception, removal and disposal of solid waste should be water tight, constructed of a material of suitable strength and durability and shall be tight seamed. Paper bags not supplied by the solid waste franchisee and cardboard containers shall not be used as containers for the disposal of solid waste. The combined weight of the container and contents shall not exceed seventy-five pounds.~~

~~2. On and subsequent to January 1, 1995,~~

Occupants of each residential premises shall use a container of a standard size that is supplied by the solid waste franchisee. The combined weight of the container and contents shall not exceed the weight limit specified in the City approved program.~~3. All ashes, when placed for collection, shall be cold and free from any fire, live coals, or other substances which might ignite.~~

B. Commercial and Industrial Solid Waste Containers. Occupants of commercial and industrial premises shall place waste in bins and debris boxes provided by the solid waste franchisee that shall be:

1. Metal lined, leak proof, and provided with a lid;
2. Constructed of noncombustible materials and provided with a noncombustible lid;
3. Approved by the City as providing adequate protection against fire hazard; and
4. Located within enclosures designed for this purpose.

C. Yard Organic Waste Containers. ~~Effective January 1, 1995, occupants~~ Occupants of residential, commercial and industrial premises that receive service from the solid waste

franchisee shall separate and place ~~yard~~organic waste in containers that comply with the City approved program.

D. Recycling Containers. Occupants of residential, commercial and industrial premises that receive service from the recycling franchisee(s) shall separate and place recyclable material in containers that comply with the City approved program.

E. Filling of Containers. No occupant shall so fill any container with solid waste, ~~yard~~organic waste, or recyclable material above the top of the container to such an extent as to permit the contents of any container to be blown or otherwise strewn about.

#### **7.04.050 Timing of placement and removal of containers.**

It shall be the duty of occupants ~~of residential premises~~ to place the containers for collection of solid waste, ~~yard~~organic waste and recyclable material, by the solid waste and recycling franchisees as follows:

A. Proper Placement of Containers. Any container used for the purpose of reception and removal of solid waste, ~~yard~~organic waste or recyclable material shall be placed at the curb in front of the premises occupied by the person depositing the same, to be collected by the solid waste and recycling franchisees unless the occupant is authorized by the City Manager to place containers in the backyard or side yard. ~~—B.—Improper Placement of Containers.~~ In all cases of disputes or complaints concerning the place where solid waste, ~~yard~~organic waste and recyclable material containers shall be placed while waiting for the removal of their contents, the City Manager shall designate the proper place.

~~E.B.~~ Time of Placement of Containers. Occupants of residential and commercial and industrial premises shall not place at the curb, solid waste, ~~yard~~organic waste or recyclable material containers for collection by the solid waste and recycling franchisees at any time earlier than sunset of the day preceding the day designated for collection by the solid waste and recycling franchisees for the collection of such solid waste, recyclable material or ~~yard~~organic waste. All solid waste, ~~yard~~organic waste and recyclable material containers shall be moved from the place of collection prior to midnight of the day the containers have been emptied unless the solid waste or recycling franchisee(s) fails to collect the solid waste, ~~yard~~organic waste or recyclable material as scheduled and alternative collection arrangements are made. All residential properties utilizing curb-side collection shall store containers in a screened location that it is not visible from the public right-of-way unless containers are in the appropriate place of collection during the allowed time frame.

~~D.C.~~ Supervision of Containers. Each occupant of residential, commercial and industrial premises shall maintain supervision and surveillance over the solid waste, ~~yard~~organic waste and recyclable material containers on the premises and shall maintain the same in a sanitary condition. If the container or containers should not be emptied and the contents removed on the date and time scheduled by the solid waste and recycling franchisees, occupant should immediately notify the solid waste or recycling franchisees ~~or the City~~ and it shall be the duty of the solid waste or recycling franchisees to forthwith arrange for the collection of the solid waste, ~~yard~~organic waste and recyclable material.

~~E.D.~~ Unauthorized Tampering with Containers. No person other than the waste generator or any employee thereof, franchisee or permittee of the ~~e~~City shall move, remove, or interfere with any container or the contents thereof.

#### **7.04.060 Franchisee's collection.**

A. Residential Solid Waste Collection Services. The solid waste franchisee shall collect and dispose of all solid waste generated at residential premises within the City and placed for its collection, not less than once each week, as scheduled. Solid waste containers shall be returned by the solid waste franchisee to the collection point upright, with lids properly secured. The solid waste franchisee shall make special arrangements with occupants of residential premises for the collection of excess material or bulky waste. The solid waste franchisee shall make special arrangements for the provision of solid waste containers (bins or debris boxes) to occupants of residential premises on a rental basis.

B. Residential ~~Yard-Organic~~ Waste Collection Services. ~~Effective January 1, 1995,~~ ~~the~~ The solid waste franchisee shall collect yardorganic waste placed for collection from residential premises not less than every other week, as scheduled. ~~yardorganic~~ waste containers shall be returned by the solid waste franchisee to the collection point upright, with lids properly secured. The solid waste franchisee shall also collect Christmas trees placed for its collection from residential premises between December 26th and January 13th. All such ~~yardorganic~~ waste shall be processed for use as compost, mulch or soil amendment and none shall be deposited for disposal. The solid waste franchisee must ensure that the City receive the maximum diversion credit possible towards its AB 939 diversion goals.

~~E.B.~~ Residential, Commercial and Industrial Recycling Collection Services. The recycling franchisee(s) or permittee(s) shall collect recyclable material placed for collection from all residential, commercial, and industrial premises not less than once per week, as scheduled or as directed by the City Manager. All such recyclable material shall be recycled or reused and none shall be deposited for disposal. The recycling franchisee(s) must ensure that the City receives the maximum diversion credit possible towards its AB 939 goals.

~~D.C.~~ Commercial and Industrial Solid Waste Collection Services. The solid waste franchisee shall collect and dispose of all solid waste generated at commercial and industrial premises within the City and delivered to a can or bin for its collection from one (1) to five (5) times per week unless special arrangement is made with each occupant. The solid waste franchisee shall also collect and dispose of all solid waste generated at commercial and industrial premises within the City and delivered for its collection to a debris box as scheduled with each occupant. The solid waste franchisee shall also collect and dispose of all solid waste generated at construction and demolition sites and delivered for its collection to a debris box or bin, as scheduled with each waste generator of construction and demolition debris. All concrete, asphalt and dirt shall be diverted by the solid waste franchisee to available facilities whenever possible.

~~E.D.~~ Clean-Up Events/Bulky Item Pickups. Upon request, and up to twice ~~Twice~~ annually, the solid waste franchisee shall collect nonputrescible, bulky solid waste, including

appliances from single-family dwelling units and shall divert from disposal as much material as possible and shall properly dispose of residual material. There shall be no charge for this service. The materials to be collected under this Section shall be defined in the franchise agreement between the City and the solid waste franchisee.

F.E. Collection/Spillage. The solid waste and recycling franchisees shall exercise all reasonable care and diligence in collecting solid waste, yard organic waste and recyclable material so as to prevent spilling, scattering or dropping such waste and materials and shall immediately, at the time of occurrence, clean up any spillage.

**7.04.070 Franchisee entitled to payment for collection services rendered; Notice to owner of unpaid bills; Nonpayment could result in assessment and lien on property.**

A. The solid waste and recycling franchisees shall be entitled to payment from property owner for any services rendered.

B. Upon the expiration of the period during which the solid waste and recycling franchisees have rendered service and has presented the property owner with a bill for such service, if the bill has not been paid in full, the solid waste and recycling franchisees shall send to the property owner a second request for payment.

C. Upon the expiration of not less than ten (10) days following the mailing of the second request for payment by the solid waste and recycling franchisees, if the bill remains unpaid, the solid waste and recycling franchisees may notify the City Finance Director of the name(s) of said owner(s), the address of the dwelling served, the period of such service, the amount due, the steps taken to secure payment, and such other information as the City Finance Director may reasonably require. Such information shall be submitted by the solid waste and recycling franchisees to the City Finance Director not more than ninety (90) days following the end of the service period.

D. Should there be a failure by a property owner to make payment for any services rendered by the solid waste and recycling franchisees, the means for effecting payment shall be in accordance with the procedure set forth in Sections 7.04.080 through 7.04.110 of this UCMC, and may result in an assessment and lien against the property.

**7.04.080 Notice and administrative hearing on delinquent collection charges.**

A. After making payment to the solid waste and recycling franchisee, the City Finance Director will set a time and place for an administrative hearing to allow the owner(s) of premises against which delinquent charges are assessed an opportunity to protest the charges. The City Finance Director shall cause notice of this hearing to be mailed to each person to whom such described property is assessed in the most recent property ownership records provided to the City by the County Assessor on the date that the City Finance Director causes notice to be mailed. Notice of this hearing may be combined with notice of the hearing before the City Council as provided herein under Section 7.04.090.

B. At the administrative hearing, the City Manager, or authorized designee, and representative(s) of the solid waste and recycling franchisees will hear any protests regarding delinquent charges for services rendered, investigate the protest, and report their findings to the property owner prior to the hearing before the City Council provided in Section 7.04.090 of this Chapter. The City Manager may waive the service charge in those cases where he or she has found that the charges have been made improperly; or where the property owner was improperly notified of the delinquent service charge; or recommend to the City Council that the owner receive no waiver of payment of any charges.

**7.04.090 Report of delinquent collection charges transmitted to City Council; Public notice and hearing.**

A. At least annually, the City Manager shall transmit to the City Council a report of delinquent collection charges to date.

B. The City Manager shall cause written notice of the report of delinquent charges and a public hearing to be mailed to the owner of the premises to which the service was rendered not less than ten (10) days prior to the date of hearing. Such written notice shall be mailed to the owner of each premises that is assessed in the most recent property ownership records provided to the city by the County Assessor on the date the City Manager causes notice to be mailed.

C. At the hearing, the City Council may make revisions to the report and adopt these revisions by resolution.

**7.04.100 Recordation of lien for delinquent collection charges.**

Upon confirmation of the report of delinquent collection charges by the City Council, a lien on the premises to which the service was rendered will be recorded with the Recorder of the County of Alameda.

**7.04.110 Collection of delinquent charges by special assessment.**

A. Upon confirmation of the report of delinquent charges by the City Council, the City Finance Director shall file the report listing the unpaid delinquent charges with the County Assessor for inclusion in the next property tax assessment, as well as a procedural fee in an amount equal to the amount charged by the Alameda County Recorder's Office for a County service charge and a release of lien filing fee, if any.

B. Thereafter, said assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and the same procedures of sale as provided for delinquent ordinary municipal taxes. The assessment shall be subordinate to all existing special assessment liens previously imposed upon the premises and paramount to all other liens except for those of state, county and municipal taxes, with which it shall be upon parity. The lien shall continue until the assessment and all interest and charges due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to said special assessments.

**7.04.070120 Duration of storage.**

It is unlawful for any person to store or accumulate any solid waste in any container or at any location other than as set forth in this chapter, or for any length of time other than as follows:

A. Putrescible Waste. Except as described in subsection C of this section, putrescible solid waste shall not be accumulated or stored for a period of time in excess of:

1. Commercial and industrial zone areas: one week, unless instructed by the City to decrease the period of accumulation;

2. All other areas: one week.

B. Nonputrescible Waste. Nonputrescible solid waste shall not be stored or accumulated for a period of time in excess of one week.

C. ~~Yard~~Organic Waste. ~~Yard~~Organic waste shall not be stored or accumulated for a period of time in excess of two weeks.

D. Holidays. The above periods of time which end in any week in which the holidays described in the franchise or recycling agreement occur are extended one additional day.

E. Storage Prohibited—Private Property. Other than as herein set forth, it is unlawful for any person to dump, bury, or otherwise dispose of or store or accumulate any solid waste on any private or public property within the City, provided, however, that leaves, grass clippings, and the like may be permitted for the purpose of backyard composting or mulching. (Ord. 576-01 Ex. B (part), 2001; Ord. 433-94 § 3 (part), 1994)

**7.04.080130 Processing and transfer.**

A. ~~Yard~~Organic Waste Processing. Effective January 1, 1995, the solid waste franchisee shall process, or shall deliver to a permitted ~~yard~~organic waste processing facility, collected ~~yard~~organic waste in a manner satisfactory to the City and in accordance with all federal, State and local laws and regulations.

B. Other Processing. City reserves the option, upon ninety days notice, prior to disposal, to direct the franchisee to deliver solid waste collected under this chapter to a MRF under contract with City for separation and recycling of any recyclable material contained therein. The solid waste franchisee shall assist City in routing its collection activities and identifying loads suitable for processing in the MRF in order to maximize diversion of waste from disposal sites. Said option shall only be exercised in writing authorized by City Council resolution.

C. Recyclable Material Processing. The recycling franchisee shall process, broker, or shall deliver to a permitted processing facility collected recyclable material in a manner satisfactory to the City and in accordance with all federal, State and local laws and regulations.

D. Transfer. The transfer of solid waste within the City limits from vehicles used in the collection of solid waste to vehicles used for the transport or disposal of solid waste shall be performed in accordance with all federal or State law or regulation or any County or City ordinance or regulation. Should the City operate or contract with the operator of a transfer facility, users shall follow the rules set down for the facility by the City Manager.

#### **7.04.090140 Disposal.**

A. Compliance with Laws. Solid waste franchisee, persons operating pursuant to permits issued by the City pursuant to Article IV of this chapter, and waste generators disposing of their own solid waste shall dispose of solid wastes at a disposal site, transfer facility or processing facility in a manner satisfactory to the City and in accordance with all federal, State and local laws and regulations.

B. Disposal Agreement. Beginning on September 1, 1994, the solid waste franchisee must dispose of solid waste at the Tri-Cities Recycling and Disposal Facility or the Altamont Landfill, in accordance with the disposal agreement.

C. Special Collection and Disposal Provisions.

1. The removal of wearing apparel, bedding or other infectious waste from homes, hospitals or other places where highly infectious or contagious diseases have prevailed, shall be performed under the supervision and direction of the Health Officer and such infectious waste shall neither be placed in containers nor left for regular collection and disposal.

2. Highly inflammable, explosive/radioactive, or other hazardous waste shall not be placed in container or containers for regular collection and disposal, but shall be removed by separate agreement, at occupant's expense, in accordance with all federal, State and local laws and regulations with a company properly licensed and permitted for the collection and disposal of inflammable, explosive/radioactive or other hazardous waste. If the solid waste or recycling franchisee determines that waste placed in any container for collection or delivered to any facility is hazardous waste, designated waste, or other waste that may not legally be disposed of at the disposal site or presents a hazard to franchisee's employees, the franchisee shall have the right to refuse to accept such waste.

3. Solid waste containing water or other liquids shall be drained before being placed in a container or containers for collection and disposal.

4. Animal waste(s), as herein defined, shall not be placed in containers, or containers for regular collection and disposal, but shall be removed by separate agreement, at the occupant's expense, in accordance with all federal, State and local laws and regulations.

5. The solid waste franchisee shall not be required to collect and dispose of solid waste or any other material from any place where highly infectious or contagious disease has prevailed. Franchisee shall, nevertheless, keep a record listing the address of the waste identified in this subsection(s) which shall be given to the City Manager on the date collection is refused. When any solid waste or ~~yard~~yard organic waste is not collected by the solid waste franchisee, solid waste franchisee shall leave a tag on which the reason for refusal to collect and dispose of the

solid waste or ~~yard~~organic waste is indicated, giving references to the City ordinance codified in this chapter or to the section of rules and regulations, or contract, which has been violated and which gives grounds for refusal. This information shall be either in writing or by means of a check system. The tag shall be securely fastened to the container or the article refused.

6. The recycling franchisee shall not be required to collect and dispose of recyclable material that is contaminated with solid waste or other material to such a degree that if commingled with other recyclable material, would require all or part of the total commingled recyclable material to be disposed of. The recycling franchisee should notify occupants of violations as described in the recycling agreement with the City.

D. Burning, Dumping or Burying Solid Waste Prohibited. No person shall burn, dump, place or bury within the City any solid waste, or any other deleterious or offensive substance; provided, however, that this section shall not apply to any land approved by the City for a disposal site or to any privately-owned parcel wherein a specific waiver of this section is granted by the City Manager due to unusual or extraordinary conditions.

#### **SECTION 4. ORDINANCE ADOPTION.**

This amendment is adopted pursuant to the procedures established by state law, and all required notices have been given.

#### **SECTION 5. COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

This Ordinance is not a “project” within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in a direct or reasonably foreseeable indirect physical change in the environment.

#### **SECTION 6. SEVERABILITY.**

If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise beyond the powers of the City Council of the City of Union City, such decision shall not effect the validity of the remaining portions of the Ordinance. The City Council of the City of Union City declares that it would have passed this Ordinance and each section, subsection, sentence or clause.

#### **SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect and be enforced thirty (30) days after the date of its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, the ordinance or a summary thereof shall be posted or published as may be required by law, and thereafter the same shall be in full force and effect.

The foregoing ordinance was introduced at a regular meeting of the City Council on the \_\_\_ of \_\_\_\_\_, 2011, and adopted by the following vote on \_\_\_\_\_, 2011:

AYES: COUNCILMEMBERS:  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:  
ABSTAIN: COUNCILMEMBERS

APPROVED:

\_\_\_\_\_  
Mark Green, Mayor

ATTEST:

\_\_\_\_\_  
Renee Elliot, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Benjamin T. Reyes II, City Attorney

1709797.3



**DATE:** September 27, 2011

**TO:** City Council

**FROM:** Antonio E. Acosta, Deputy City Manager  
Rich Digre, Administrative Services Director

**SUBJECT:** APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY CREATING THE EMPLOYEE CLASSIFICATION OF COMMUNICATIONS AND MARKETING MANAGER, AND AMENDING THE CITY EMPLOYEE COMPENSATION PLAN AND AUTHORIZED POSITION LIST ACCORDINGLY

A resolution has been prepared creating the employee classification of Communications and Marketing Manager, and amending the city employee compensation plan and authorized position list accordingly. Staff recommends approval of the proposed resolution.

### **BACKGROUND**

At its regular June 14, 2011 meeting, the City Council approved Resolution No. 4173-11, thereby adopting the City's Annual Operating Budget for Fiscal Years 2011-12 and 2012-13. Included in the adopted budget was the creation of a new position in the City Manager's Office referred to as the "Citywide Communications Coordinator Position". The proposed resolution therefore implements the City Council's adopted budget for FY 2011-12, albeit using a different job title for the authorized position.

### **DISCUSSION**

**The Classification** – the proposed job specifications for the newly created Communications & Marketing Manager classification are attached to this staff report as Exhibit A. In writing up these proposed job specifications, staff reviewed over 15 existing job specifications for similar positions in over 10 agencies (several agencies had multiple jobs in a "communications" classification series). The result of this review is a comprehensive set of duties, "KSA's" (Knowledge, Skills and Abilities), and several key class characteristics.

The **duties** associated with the proposed classification are very wide-ranging, and cover not only those duties typically associated with "**Public Information**" or "**Communications**" classifications, but also include "**Marketing**" duties that include not only classical marketing media (print, radio, TV and other video), but **social media** (Facebook, Twitter, etc.), as well.

**Public information** related duties involve **providing prompt, accurate, and unbiased information to the general public** using a wide variety of methods that include written, verbal, and electronic (website, Facebook, twitter, etc.). One of the primary intentions behind this array of duties is to transform Union City from a largely reactive information organization, to a **proactive information organization that satisfies the public's "right to know" while also minimizing the ability of others to "define the City and its message" in terms that may be biased, inaccurate, or even hostile.**

**Communications** related duties start with the development of relationships within media and throughout Union City. Over time, this position will tend to become "**the face of Union City**" in terms of media interaction (not to replace in any way elected officials or key City staff who also periodically interact with the media). In addition to written and video information, the incumbent will also organize **special events, receptions and press conferences designed to "get the City's message across"**. And, a key responsibility for the incumbent will be to **coordinate the various communications-related activities of City departments**, which have traditionally been mutually independent, into a consistent way of communicating internally, and externally.

**Marketing** related duties are where the proposed position differs from most typical "PIO" style job classifications, and these duties are crucial to the overall effectiveness of the proposed position. Marketing duties may include specific assignments, as well as joining other City work teams (e.g., Economic Development) in an assistive manner. Typical marketing duties range from **creating a "municipal identity" for Union City** (Logo, tagline, visual design, etc.), to **accessing free and low-cost marketing channels** (also known as advertising), and **ensuring a consistent and positive image for Union City**.

Other important duties for this position include preparing and evaluating **strategic communications and marketing plans** for the City, and serving as the **Emergency Communications Coordinator** in the event of disasters or other emergencies that require activation of the City's Emergency Operations Center (EOC).

**Class Characteristics** – as noted above, there are several important class characteristics that define the type of person that the City will be looking for:

- **Appropriate judgment** – the cornerstone of an effective information, communication and marketing program, in which failure (see lately, BART) is not an option. Knowing what to say, what not to say, and when to say (or not say) things will define the overall effectiveness of this position.
- **Strategic thinking** – the incumbent must not only be "quick on their feet" and able to react quickly and appropriately to changing situations, but must also retain a strategic approach to the performance of their duties. This means consistency

with adopted strategic plans, and being able to wait for the proper and most effective times to deliver an important message.

- **Community sensitivity and awareness** – Union City is a very diverse community in almost every way imaginable. Different languages, cultural backgrounds, local histories, and priorities are a fact of life in this wonderful town, and each must be understood and respected for the City to be effective at delivering information and messages that often influence and impact people. This is not, therefore, an “ivory tower” position in which the incumbent will function solely in City Hall or among the many media organizations that the City communicates with. Rather, this position will be expected to be familiar with, and respected by, Union City’s wide diversity of groups and communities.
- **Creativity** – the final key characteristic expected of the proposed Communications and Marketing Manager position is to think outside of the proverbial box and be creative in their approach to the City’s communications and marketing needs. This means being aware of “best practices” in the fields of communications and marketing, and also being capable of creating new “best practices” that others may well follow.

**Compensation** - due to the unique nature of the proposed job specification, the use of local salary surveys to determine appropriate compensation is of limited usefulness; basically, the duties and responsibilities of the proposed Communications & Marketing Manager exceed those of the “traditional PIO” classifications that other cities use, and which were verified by the local salary survey.

For the record, the salary survey of local cities that are used for comparison to the City of Union City yielded the following information:

CITY	CLASS	SALARY/MONTH
Fremont	Communications Coordinator	\$ 8,051
Redwood City	Community Communications Specialist	\$ 8,163
Pleasanton	Community Relations Manager/PIO	\$ 8,174
San Leandro	Public Information Officer	\$ 8,218
Palo Alto	Communications Manager	\$ 8,989
Union City	Communications & Marketing Manager	\$10,328

As can be seen from this survey, the proposed Union City salary is almost \$1400 higher than the next highest “comparable” salary, and about \$2100 higher than the average of the surveyed cities if Palo Alto is deleted. Staff feels that this additional compensation is merited due to the wide range of duties and skills that are required for the proposed Communication & Marketing Manager position; it should also be noted that the proposed salary is equal to that of the City’s Economic Development Coordinator and (currently unused) Neighborhood Preservation Coordinator classifications. A revised version of the City’s Employee Compensation Plan reflecting the new Communications & Marketing Manager position has been prepared and is attached to the proposed resolution.

**FISCAL IMPACT**

There is no significant fiscal impact associated with the adoption of the proposed resolution creating the Communications & Marketing Manager classification, as this position has already been approved for inclusion in the adopted Fiscal Year 2011-12 operating budget.

**RECOMMENDATION**

Staff recommends that the City Council approve a resolution creating the employee classification of Communications and Marketing Manager, and amending the city employee compensation plan and authorized position list accordingly.

Prepared and Submitted by:

Tony Acosta, Deputy City Manager

Rich Digre, Administrative Services Manager

Approved by: Larry Cheeves, City Manager

EXHIBIT A



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34009 ALVARADO-NILES ROAD  
UNION CITY, CA 94587  
(510) 471-3232

**COMMUNICATIONS AND MARKETING MANAGER**

**DEFINITION**

Under direction of the City Manager, the Communications and Marketing Manager serves as the City's coordinator of public information and media spokesperson by performing highly complex professional level work by developing, implementing, maintaining, and evaluating the City's information, education, and public relations/marketing programs.

**EXAMPLES OF DUTIES**

The incumbent shall be expected to perform, at various times, the following functions and duties:

Performs information and public relations planning by establishing the City's public information, corporate messaging, and marketing goals, priorities, and operational plans; directing information and public relations planning; establishing, revising and implementing programs, policies and procedures; developing and proposing information strategies and information for public officials and City management; monitoring and evaluating City or departmental information and public relations and marketing efforts for value and cost-effectiveness; insuring timely and comprehensive flow of information to the community concerning events, issues, incidents, and City operations, programs and services using print, electronic and social media; assessing public reaction to management policy and program decisions; preparing City or departmental position statements, press releases, newsletters, and other publications; developing, providing, or directing in-service information and public relations training; hiring and overseeing the work of consultants, printers and vendors such as graphic designers and photographers; coordinating development and use of displays and exhibits; leading or supervising staff.

The incumbent shall also be expected to: initiate, develop and maintain an effective rapport with a wide variety of media contacts; coordinate publicity and provide assistance at public meetings; arranging for departmental personnel and City officials to make media appearances; produce, edit coordinate and/or assist with the development of public educational programs; make public presentations representing the City; serve as the City's in-house expert and trainer on the use of presentation software such as PowerPoint, and social media such as FaceBook and Twitter; write speeches, columns and program scripts; operate audiovisual and word processing equipment; produce, edit and distribute audiovisual and slide presentations; maintain photo and audiovisual reference files; serve as Emergency Communications Coordinator during local, State and Federal emergencies and disasters; and prepare and present complex statistical information and staff reports.

## EXHIBIT A

In addition to the general duties listed above, the incumbent is expected to perform the following specific duties:

- Respond to the most difficult complaints and requests for information from the public and City officials and staff by researching requested information and determining appropriate alternatives and resolutions.
- Provide event services by planning, coordinating and implementing large community events; coordinating and organizing City events, community meetings, forums, functions and related activities; obtaining materials, refreshments and resources and setting up rooms and equipment; and keeping activities flowing subject to timelines/management needs.
- Monitor the City's website, working with information technology staff and the City's webmaster to ensure access and timeliness of information; using the most up to date technology and techniques to promote information on various platforms.
- Assist with the public information program budget preparation and monitors the budget by assisting in assembling and preparing the function's budget; monitoring professional services contracts; tracking and verifying the allocation of funds; monitoring expenditures against budget; and processing purchase requisitions and requests for payment.
- Facilitate communication, consensus building and resolving conflicts on projects and policy matters by conferring with, facilitating and conducting meetings with elected and appointed officials, other City departments, members of the public, and neighborhood organizations; participating in developing and conducting citizen involvement/public participation events to explain policies, procedures, and proposed regulations and policies; and developing and conducting demonstration projects, workshops and other training events.
- Demonstrate political acumen by representing the city professionally at all times, dealing positively with controversial issues, facilitating community participatory decision making to resolution, and gaining cooperation through discussion and persuasion; exercising initiative and independent, astute judgment in sensitive situations; and interviewing, investigating, problem solving and negotiating effectively.
- Maintain internal and external customer relations by using tact and diplomacy in all interactions with customers; establishing and maintaining positive and effective working relationships with co-workers and those contacted in the course of the work; and coordinating with departments and outside agencies.
- Coordinate department activities with those of other departments and outside agencies and organizations and provides staff assistance to the City Manager.
- Maintain attention to detail by prioritizing work and coordinating several activities simultaneously despite interruptions.
- Maintain integrity of work by taking responsibility and accountability for completion of work and customer interactions and maintaining punctuality and attendance at work.
- Contribute to team efforts by accomplishing related results as needed.
- May perform other work as assigned.

## EXHIBIT A

### **CLASS CHARACTERISTICS**

The Communications and Marketing Manager performs complex and politically sensitive tasks including functioning as the City's media advisor and strategist. **Appropriate judgment** is essential to this position, as incumbents are expected to use professional judgement and skills in establishing relationships working with community and neighborhood groups. **Strategic thinking** is also essential to this position, including the ability to see emerging trends and develop strategies to succeed in a changing environment. **Community sensitivity and awareness** are crucial to this position, including gauging community reaction to City communications and programs and being able to effectively communicate to a very culturally diverse community. **Creativity** is paramount in developing and implementing effective marketing, public information, and media relations programs, campaigns, and materials using all available media, including social media.

### **QUALIFICATIONS**

#### **Knowledge Of:**

Principles of effective community relations in the municipal governance realm; function and organization of Union City departments as well as the programs and services provided; English language mechanics, syntax, grammar and spelling; production techniques for various print and electronic media; coordination and scheduling of special events.

#### **Ability To:**

- Develop and implement strategic plans, to identify emerging trends, and modify plans accordingly.
- Coordinate the dissemination of information concerning City services and events on a routine basis.
- Use all relevant forms of social media (including the City website, FaceBook, Twitter, etc.) to keep all segments of the community informed of important municipal issues and information; monitor and manage comments and postings on social media to minimize inaccuracies damaging to the City;
- Develop and maintain effective working relationships with local, regional, national and online media entities to maximize access on behalf of the City.
- Work with the City's Economic Development Coordinator in order to promote business community news, information and press releases. Develop and distribute up-to-date information to the local business community using social media outlets, general media contacts and the City website.
- Communicate politically, culturally, and socially sensitive issues persuasively and tactfully; communicate effectively orally and in writing.

## EXHIBIT A

- Use interpersonal skills to initiate, establish and maintain effective working relationships with elected officials, neighborhood and community groups, business leaders, city employees and others contacted in the course of municipal business.

### **Education and Experience**

Any combination equivalent to experience and education that could likely provide the required knowledge, skills and abilities would be qualifying. A typical way to obtain the knowledge, skills and abilities would be:

Education requirements include a Bachelor's degree in mass communication, journalism, English, Public Administration, Organizational Development or a closely related field from an accredited college or university.

Four years of progressively responsible professional level work in public relations or public information products and programs. Experience working with City officials and all relevant media, including social media, is highly desired.

### **LICENSE**

Possession and maintenance of a valid California Driver's License with a satisfactory driving record.

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY  
APPROVING THE EMPLOYEE CLASSIFICATION OF  
COMMUNICATION AND MARKETING MANAGER  
AND AMENDING THE CITY EMPLOYEE COMPENSATION PLAN  
AND AUTHORIZED POSITION LIST ACCORDINGLY**

**WHEREAS**, the Personnel Rules and Regulations of the City of Union City require that the City Council adopt a Classification Plan, Compensation Plan, and Authorized Positions List for all authorized positions; and

**WHEREAS**, the creation of the Communication and Marketing Manager is necessary to properly implement the City's communication, marketing and economic development program goals and objectives; and

**WHEREAS**, it is recommended that the position of Communication and Marketing Manager be added to the City's Classification Plan and Authorized Position List; and

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Union City amends the Classification Plan creating the Communication and Marketing Manager classification, attached hereto and incorporated by reference herein, and amends the Authorized Position list accordingly.

CITY OF UNION CITY  
**Salary Compensation Plan**  
FY 2011-12

Effective:	July 1, 2011
Amended	July 12, 2011 September 27, 2011

**CITY OF UNION CITY - Salary Compensation Plan - FY 2011-12**

<u>Bargaining Unit</u>	<u>#</u>	<u>Classification Title</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>
<b><u>FULL-TIME (monthly rates shown)</u></b>							
City Council	10010	Mayor	2,437				
City Council	10020	Councilmember	1,625				
City Manager	20010	City Manager	18,811				
			<u>Min.</u>	← <b>Range</b> →			<u>Max.</u>
Dept. Heads	20270	Administrative Services Director	12,658				15,176
Dept. Heads	20020	Deputy City Manager	12,980				15,569
Dept. Heads	20515	ECD Director	12,643				15,160
Dept. Heads	40010	Police Chief	13,920				16,714
Dept. Heads	20710	Public Works Director	12,896				15,467
Management	20065	Assistant to the City Manager	7,408	7,743	8,094	8,461	8,848
Management	20580	Chief Building Official	10,107	10,575	11,067	11,584	12,127
Management	20030	City Clerk	8,948	9,358	9,789	10,241	10,716
Management	20810	City Engineer	10,763	11,265	11,792	12,344	12,924
Management	20650	Communications & Marketing Mgr.	8,628	9,054	9,481	9,901	10,328
Management	20630	Economic Dev. Coord.	8,628	9,054	9,481	9,901	10,328
Management	20540	HCD Coordinator	9,241	9,667	10,114	10,583	11,074
Management	20600	Environmental Program Manager	9,319	9,749	10,199	10,672	11,169
Management	20500	Intervention Counselor I	5,463	5,700	5,948	6,209	6,483
Management	20505	Intervention Counselor II	6,314	6,593	6,886	7,194	7,518
Management	20508	Youth & Family Services Mgr	7,683	8,031	8,397	8,782	9,185
Management	20450	Leisure Services Manager	9,087	9,505	9,944	10,405	10,889
Management	20080	Management Analyst I	6,058	6,324	6,603	6,897	7,206
Management	20090	Management Analyst II	7,408	7,743	8,094	8,461	8,848
Management	20100	Management Analyst III	9,010	9,424	9,858	10,315	10,793
Management	20310	IT Manager	10,778	11,280	11,807	12,361	12,943
Management	20510	Neigh. Pres. Coord.	8,628	9,054	9,481	9,901	10,328
Management	20140	Personnel Analyst I	5,825	6,081	6,348	6,628	6,923
Management	20150	Personnel Analyst II	6,336	6,619	6,912	7,220	7,544
Management	20560	Planning Manager	9,396	9,829	10,284	10,761	11,263
Management	20860	Principal Civil Engineer	9,653	10,099	10,568	11,061	11,576
Management	20920	PW Grounds Supervisor	8,085	8,453	8,839	9,245	9,670
Management	20910	PW Streets Supervisor	8,085	8,453	8,839	9,245	9,670
Management	20730	Public Works Superintendent	9,396	9,829	10,284	10,761	11,263
Management	20620	RDA Manager	9,319	9,749	10,199	10,672	11,169
Management	20350	Supervising Accountant	8,410	8,794	9,197	9,620	10,064
Management	20170	Supervising Personnel Analyst	7,485	7,792	8,104	8,410	8,718
Management	20912	Transit Manager	9,087	9,505	9,944	10,405	10,889
Police Mgmt.	40020	Police Captain	11,609	12,153	12,726	13,325	13,956
Police Mgmt.	40040	Police Lieutenant	9,848	10,329	10,833	11,367	11,928





**CITY OF UNION CITY - Salary Compensation Plan - FY 2011-12**

<u>Bargaining Unit</u>	<u>#</u>	<u>Classification Title</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>
UCPOA	40220	Community Relations Officer	5,297	5,562	5,840	6,133	6,440
UCPOA	40090	Community Service Aide	4,535	4,737	4,949	5,173	5,409
UCPOA	40070	Dispatch Clerk	5,014	5,151	5,384	5,629	5,885
UCPOA	40170	Dispatch Clerk Trainee	4,341				
UCPOA	40130	Police Corporal	7,799				
UCPOA	40230	Police Dept. Office Coord.	4,564	4,793	5,033	5,284	5,549
UCPOA	40140	Police Office Assistant	4,160	4,368	4,587	4,816	5,057
UCPOA	40050	Police Officer	5,946	6,221	6,502	6,778	7,120
UCPOA	40150	Police Officer Recruit I	4,765				
UCPOA	40160	Police Officer Recruit II	5,314				
UCPOA	40060	Police Records & Dis. Super.	5,297	5,562	5,840	6,133	6,440
UCPOA	40030	Police Sergeant	7,378	7,700	8,037	8,397	8,770
UCPOA	40120	Prisoner Transportation Officer	4,535	4,737	4,949	5,173	5,409
UCPOA	40100	Property Clerk	4,535	4,737	4,949	5,173	5,409
UCPOA	40110	Public Services Officer	4,838	5,081	5,335	5,601	5,881
SEIU 1021	50520	Administrative Assistant I	3,882	4,060	4,247	4,445	4,648
SEIU 1021	50525	Administrative Assistant II	4,247	4,445	4,648	4,866	5,091
SEIU 1021	50530	Administrative Assistant III	4,648	4,866	5,091	5,329	5,580
SEIU 1021	50351	Facility Maint - Worker	4,209	4,398	4,596	4,808	5,025
SEIU 1021	50250	Building Permit Clerk	3,662	3,835	4,013	4,201	4,400
SEIU 1021	50255	Building Permit Technician	4,356	4,575	4,795	5,016	5,236
SEIU 1021	50290	Bldg./Code Comp. Insp.	5,464	5,717	5,979	6,254	6,540
SEIU 1021	50201	Bldg./Code Comp. Insp. - Trainee	4,939	5,169	5,405	5,654	5,913
SEIU 1021	50371	Facilities Maint. Attendant	3,162	3,320	3,486	3,661	3,844
SEIU 1021	50331	Facilities Technician	4,658	4,873	5,093	5,325	5,569
SEIU 1021	50080	Finance Specialist I	3,613	3,774	3,957	4,142	4,336
SEIU 1021	50090	Finance Specialist II	3,957	4,142	4,336	4,544	4,759
SEIU 1021	50100	Finance Specialist III	4,336	4,544	4,759	4,986	5,224
SEIU 1021	50326	Vehicle Equipment Technician	3,752	3,939	4,136	4,343	4,560
SEIU 1021	50323	Lead Veh. Heavy Eqpt. Mech.	5,056	5,286	5,529	5,775	6,043
SEIU 1021	50360	Maint I - Parks & Grounds	3,946	4,132	4,324	4,527	4,742
SEIU 1021	50330	Maint I - Streets	3,946	4,132	4,324	4,527	4,742
SEIU 1021	50342	Maint II - Parks & Grounds	4,368	4,574	4,786	5,011	5,249
SEIU 1021	50320	Maint II - Streets	4,368	4,574	4,786	5,011	5,249
SEIU 1021	50350	Maint Trainee-Streets	3,298	3,451	3,613	3,780	3,957
SEIU 1021	50325	Maint Trainee-Parks & Grounds	3,298	3,451	3,613	3,780	3,957
SEIU 1021	50200	Neighborhood Pres Specialist	5,158	5,397	5,643	5,902	6,173
SEIU 1021	50500	Office Specialist I	2,979	3,115	3,252	3,398	3,552
SEIU 1021	50505	Office Specialist II	3,252	3,398	3,552	3,715	3,882
SEIU 1021	50510	Office Specialist III	3,552	3,715	3,882	4,060	4,247
SEIU 1021	50291	Public Works Inspector	5,380	5,682	5,958	6,246	6,547
SEIU 1021	50370	Public Works Maintenance II	4,368	4,574	4,786	5,011	5,249
SEIU 1021	50160	Rec. Program Coord.	4,345	4,557	4,782	5,018	5,264
SEIU 1021	50120	Recreation Supervisor	5,007	5,242	5,487	5,745	6,013
SEIU 1021	50292	Senior Public Works Inspector	5,781	6,066	6,357	6,664	6,982
SEIU 1021	50380	Special Projects Coordinator	4,064	4,256	4,454	4,663	4,884
SEIU 1021	50341	Street Sweeper Operator	4,209	4,398	4,596	4,808	5,025
SEIU 1021	50321	Veh. Heavy Eqpt. Mech.	4,514	4,719	4,934	5,158	5,397
SEIU 1021	50324	Veh. Heavy Eqpt. Mech. - Trainee	3,687	3,881	4,086	4,301	4,528
SEIU 1021	50535	Case Manager	4,166	4,375	4,593	4,823	5,064
SEIU 1021	50536	Youth Employment Coordinator	4,166	4,375	4,593	4,823	5,064
SEIU 1021	50537	Lead Outreach Worker	4,166	4,375	4,593	4,823	5,064
SEIU 1021	50538	Street Outreach Worker	3,120	3,276	3,440	3,612	3,792

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Professionals	30060	Accountant	5,497	5,673	5,949	6,253	6,564
Professionals	30070	Revenue Collection Specialist	5,497	5,673	5,949	6,253	6,564
Professionals	30250	Assistant Planner	5,112	5,366	5,634	5,916	6,212
Professionals	30230	Associate Planner	5,971	6,268	6,581	6,911	7,254
Professionals	30150	Engineer I (Civil)	5,017	5,265	5,529	5,807	6,097
Professionals	30130	Engineer II (Civil)	5,723	6,007	6,301	6,622	6,950
Professionals	30120	Engineer III (Civil)	6,615	6,945	7,286	7,652	8,035
Professionals	30050	Haz. Materials Inspect.	5,904	6,191	6,503	6,827	7,166
Professionals	30261	Sr. Haz. Materials Inspect.	6,516	6,842	7,184	7,543	7,920
Professionals	30020	Senior Accountant	6,318	6,638	6,971	7,315	7,677
Professionals	30210	Senior Planner	6,978	7,345	7,732	8,138	8,567
Professionals	30260	Senior Systems Analyst	8,036	8,455	8,876	9,294	9,715
Professionals	30055	Sr. Building Inspector	7,157	7,534	7,930	8,345	8,786
Professionals	30300	Solid Waste/Recycling Coord.	4,512	4,934	5,356	5,779	6,201
Professionals	30400	Senior Recreation Supervisor	6,551	6,870	7,205	7,558	7,926
Professionals	30500	Transit Planner	6,269	6,581	6,910	7,256	7,617
Professionals	30600	Fire Prevention Specialist	6,516	6,842	7,184	7,543	7,920

**PART-TIME (hourly rates shown )**

		<u>Min.</u>		<i>Range</i>		<u>Max.</u>
UCPOA PT	40070 Dispatcher Clerk (PT)	28.93		29.72 - 31.06		32.48 - 33.96
UCPOA PT	40120 Transportation Officer (PT)	26.16		27.33 - 28.55		29.84 - 31.20
Unrep. Police PT	60120 Police Cadet	11.80		12.37 - 13.01		
Unrep. Police PT	60130 Police Reserve	10.73				
SEIU 1021 PT	50533 L/S Program Manager	14.78		15.51 - 16.29		17.09 - 17.94
SEIU 1021 PT	50500 Office Specialist I (PT)	17.19		17.98 - 18.76		19.60 - 20.49
SEIU 1021 PT	50532 Program Coordinator (PT)	18.88		19.83 - 20.83		21.87 - 22.97
SEIU 1021 PT	50531 Senior Recreation Leader	12.14		12.76 - 13.40		14.06 - 14.78
Unrep. Gen. PT	60069 L/S Program Manager	14.37		15.08 - 15.84		16.63 - 17.46
Unrep. Gen. PT	60072 Program Coordinator (PT)	17.90		18.79 - 19.73		20.72 - 21.76
Unrep. Gen. PT	60231 Recreation Aide I	8.00		8.38 - 8.77		
Unrep. Gen. PT	60232 Recreation Aide II	8.69		9.10 - 9.53		
Unrep. Gen. PT	60233 Recreation Leader	9.26		9.72 - 10.20		10.71 - 11.25
Unrep. Gen. PT	60234 Senior Recreation Leader	11.53		12.11 - 12.71		13.35 - 14.02
		<u>Min.</u>		<i>Range</i>		<u>Max.</u>
Unrep. Gen. PT	60600 Intern	10.93				54.64
Unrep. Gen. PT	60570 Project Specialist	10.93				54.64