

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

**TUESDAY, AUGUST 23, 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**

Mayor Green called the meeting to order at 7:07 p.m.

I.a Pledge of Allegiance

I.b Roll Call

Present: Councilmembers Duncan, Ellis and Gacoscos, Vice Mayor Navarro,  
Mayor Green  
Absent: None

**II. UNFINISHED BUSINESS - None**

**III. PROCLAMATIONS AND PRESENTATIONS**

3.a Proclamation Recognizing September 2011 as "National Preparedness Month" in the City of Union City

Mayor Green read the proclamation aloud and presented it to CERT Coordinator Carol Dutra-Vernaci. Coordinator Dutra-Vernaci expressed her appreciation, and acknowledged the presence of CERT members in the audience. A disaster drill is scheduled for Saturday, September 10, behind Fire Station No. 1.

**IV. ORAL COMMUNICATIONS**

John Smith, representing the League of Women Voters for Fremont-Newark-Union City, announced a kick-off meeting scheduled for September 12, 2011, at 7:00 p.m., at the Fremont Congregational Church.

Sue Ray requested traffic mitigation measures be taken to address traffic safety concerns on Skylark Drive near the intersection of Decoto Road and Alvarado-Niles Road. Ms. Ray left her contact information with the City Clerk.

## V. CONSENT CALENDAR

Items 5.h and 5.i were removed from the Consent Calendar.

It was moved by Vice Mayor Navarro, seconded by Councilmember Gacoscos, to approve Consent Items 5.a through 5.g and 5.j 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 of the Regular Meeting of July 26, 2011
- 5.c Rejected Claim No. 839, Submitted by Cindy Van Nguyen, as Recommended by the City's Claims Administrator
- 5.d Approved the Second Reading (by title only) and Adoption of **Ordinance No. 761-11** Approving Municipal Code Amendment AT-11-002 to Amend Chapter 9.34 "Regulations for Massage Establishments and Massage Technicians" of the City of Union City Municipal Code, along with Permitted and Conditional Uses in Chapter 18.36 "Commercial Districts", Chapter 18.38 "Station Mixed Use Commercial (CSMU) District" and Chapter 18.39 "Union Landing Commercial (CUL) District" to be Consistent with Section 4600 et seq. of the California Business and Professions Code (Introduced July 26, 2011)
- 5.e Adopted **Resolution No. 4199-11** to Accept and Appropriate Private Donations and Grant Funds to Support National Night Out Activities
- 5.f Adopted **Resolution No. 4200-11** for Additional Appropriation to Public Works Building and Grounds Operating Budget
- 5.g Adopted **Resolution No. 4201-11** Awarding Contract for Construction Management Services to Ghirardelli Associates for TOD East Plaza & Transit Loop Road, City Project No. 10-13
- 5.j Adopted **Resolution No. 4202-11** Awarding Contract to Downtown Ford Sales of Sacramento CA for the Purchase of Three Patrol Cars, City Project No. 11-22

### Consideration of items removed from the Consent Calendar.

- 5.h Adopt a Resolution Accepting And Appropriating Grant Funds Administered by the California Environmental Protection Agency For The Purpose Of Implementing An Environmental Reporting System for Ongoing Certified Unified Program Agencies (CUPA) Reporting

Economic and Community Development Director Malloy responded to questions from Councilmembers, noting approximately 350 businesses would be involved. It was moved by Councilmember Duncan, seconded by Councilmember Ellis, to adopt **Resolution No. 4203-11** Accepting And Appropriating Grant Funds Administered by the California Environmental Protection Agency For The Purpose Of Implementing An Environmental Reporting System for Ongoing Certified Unified Program Agencies (CUPA) Reporting. Motion carried unanimously.

- 5.i Adopt a Resolution to Adopt the Enforceable Obligations Payment Schedule of the Community Redevelopment Agency of the City of Union City and to Forward Such Schedule to the Appropriate Agencies

Redevelopment Manager Evanoff provided a brief summary of the report. City Manager Cheeves noted a revised schedule had been submitted as a desk item. It was moved by Councilmember Duncan, seconded by Councilmember Gacoscos, to adopt **Resolution No. 4204-11** adopting the Enforceable Obligations Payment Schedule of the Community Redevelopment Agency of the City of Union City and to Forward Such Schedule to the Appropriate Agencies. Motion carried unanimously.

## VI. PUBLIC HEARINGS - None

## VII. CITY MANAGER REPORTS

- 7.a Adopt a Resolution Accepting the "Connection to the Station District Jobs Center" Report and Appendix and Concurrence that Alternative 2 Overpass is the Preferred Alternative and Should be Implemented

Economic and Community Development Director Malloy presented the staff report and responded to questions from Councilmembers. Councilmembers provided comment and stated a desire to have staff also explore undergrounding the PG&E lines between the Alameda County Flood Control Channel Line 'M' and the PG&E Substation in order to remove a visual barrier and improve the pedestrian and bicycle connection, should the funding be available.

It was moved by Councilmember Ellis, seconded by Councilmember Duncan, to adopt **Resolution No. 4205-11** accepting the "Connections to the Station District Jobs Center" report, and Appendix and Concurrence that Alternative 2 Overpass is the Preferred Alternative and Should Be Implemented, and preserving the concept of undergrounding the PG&E overhead lines should the opportunity arise. Motion carried unanimously.

- 7.b Fiscal Year 2010-11 Fourth Quarter Report on Budget to Actual Results for the Period April 1st through June 30, 2011, and Appropriation of Funds for OPEB Contribution for FY 2010-11

Administrative Services Director Digre presented the staff report and responded to questions from Councilmembers. Councilmembers provided comment. City Manager Cheeves stated Alameda County Fire has committed to having the fire companies perform fire inspections.

It was moved by Vice Mayor Navarro, seconded by Councilmember Duncan, to adopt **Resolution No. 4206-11** Amending the Operating Budget for Fiscal Year 2011/2012. Motion carried unanimously.

- 7.c Adopt a Resolution Establishing Mandatory Recycling Fees for Multi-family Residential Facilities in the City of Union City

Deputy City Manager Acosta presented the staff report and responded to questions from Councilmembers. Councilmembers provided comment.

It was moved by Mayor Green, seconded by Vice Mayor Navarro, to adopt **Resolution No. 4207-11** Establishing Mandatory Recycling Fees for Multi-Family Residential Facilities in the City of Union City. Motion carried unanimously.

7.d Update to City Council on the Status of the Economic Development Roundtables

Economic and Community Development Director Malloy presented the staff report and responded to questions from Councilmembers. Councilmembers provided comment noting a desire for staff to:

- Designate four focus zones (geography focus and sector focus)
  - Horner/Veasey
  - Alvarado/Union City Boulevard
  - Central Bay Industrial Park
  - East of BART to 7<sup>th</sup> Street
- Invite businesses outside of Union City to learn about development opportunities within Union City
- Include discussion of potential residential development as well as commercial and industrial uses.

Barry Ferrier recommended a specific goal be articulated to provide direction and focus for the Economic Development Advisory Team.

Carol Dutra-Vernaci spoke about a real estate summit attended last week, and her agreement that focusing on micro-sectors by area is a good approach.

Staff will report back at the next regularly scheduled City Council meeting on September 13, 2011, with recommended dates to schedule roundtable discussions by geographic zones.

7.e Informational Report Regarding League of California Cities Conference

City Manager Cheeves presented the staff report and responded to questions from Councilmembers. Councilmembers will contact Assistant to the City Manager LaForce if they wish to attend.

**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 attended the Decoto Youth Center Task Force meeting on August 22, 2011.

Vice Mayor Navarro stated he attended the Joint City Council/School Board Sub-Committee Meeting on August 15, 2011.

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

Councilmember Gacoscos stated she attended National Night Out on August 2, 2011.

Councilmember Gacoscos stated she attended the Tri-City Health Center's Community Awards and Open House on August 12, 2011, in honor of National Health Center Week. The Tri-City Health Center provides health care services to over 22,000 patients in the Tri-City area.

Councilmember Gacoscos stated she attended the Joint City Council/School Board Sub-Committee Meeting on August 15, 2011. Topics of discussion included recruitment for the Youth Commission and for the Registrar of Voters' internship program.

Councilmember Gacoscos stated she attended the re-opening of the newly refurbished deck at the Union City Library on August 16, 2011.

Councilmember Gacoscos stated she attended the 7<sup>th</sup> Annual Sister Cities Festival on August 21, 2011, and thanked all who attended.

Councilmember Gacoscos stated she will attend the Housing Authority of Alameda County meeting on August 24, 2011.

Councilmember Ellis stated he attended the Economic Development Advisory Team meeting on July 27, 2011.

Councilmember Ellis stated he attended National Night Out on August 2, 2011, and thanked local sponsors for their contributions.

Councilmember Ellis stated he attended the Alameda County Fire Department Advisory Commission meeting on August 18, 2011. Discussion topics included the new dispatch center and consolidation efforts to improve efficiency.

Councilmember Duncan stated she attended the Economic Development Advisory Team meeting on July 27, 2011, and will attend tomorrow's meeting.

Councilmember Duncan stated she attended National Night Out on August 2, 2011.

Councilmember Duncan stated she attended a real estate summit hosted by the Bay East Association of Realtors on August 16, 2011. The analysis of home sales for Union City showed a higher level of foreclosures and short sales than actual sales.

Councilmember Duncan stated she attended the re-opening of the newly refurbished deck at the Union City Library on August 16, 2011.

Councilmember Duncan stated she attended the 7<sup>th</sup> Annual Sister Cities Festival on August 21, 2011.

Mayor Green stated he attended a real estate summit hosted by the Bay East Association of Realtors on August 16, 2011, and noted the correlation between school achievement scores and housing prices.

Mayor Green stated he attended the Metropolitan Transportation Commission's special commission meeting on August, 17, 2011. Mayor Green stated the Metropolitan Transportation Commission voted to rescind action to move to San Francisco.

Mayor Green stated he will be meeting with the Alameda County Transportation Commission executive director to discuss free bus passes for students.

Mayor Green stated he will attend the East Bay Economic Development Alliance meeting on August 25, 2011.

Mayor Green stated Waste Management Authority Executive Director Gary Wolff will be speaking at the State of the San Francisco Estuary conference on September 21, 2011.

Mayor Green stated he rode along with Lieutenant Horner for National Night Out on August 2, 2011.

Mayor Green stated he had attended numerous festivals throughout the month of August.

Barry Ferrier stated he attended the Alameda County Fire Department Advisory Commission meeting on August 18, 2011, and noted the minimum number of ambulances in Alameda County has been increased to 45, and the minimum response time will now be 8 minutes.

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

Councilmember Gacoscos stated she was approached by citizens who were pleased with the improvements to Dyer Street, but are questioning how the project was funded. City Manager Cheeves stated inquiries regarding funding for transit improvement projects may be directed to the City Manager or Public Works Director Cheng. City Manager Cheeves stated the project was funded by a variety of sources including gas tax and State grants. All funding for this project could only be spent on transportation and street improvement projects.

Mayor Green asked when the Dyer Street repaving would be completed. Public Works Director Cheng stated the sections of Dyer Street, between Courthouse Drive and Alvarado Niles Road, and between Alvarado Niles Road and the railroad tracks, will be paved in the early morning hours of August 24, 2011. Public Works Director Cheng stated the paving work would be completed by the end of the day on August 24, 2011.

Mayor Green requested updates on citizen complaints regarding weeds and street lighting. City Manager Cheeves stated the weed information had been passed along to Assistant Chief/Fire Marshall Bonnie Terra, and she will visit the site and determine the best course of action. Public Works Director Cheng will be contacting Chevron regarding the lighting produced by acorn-shaped lighting as opposed to cobra head shaped lighting.

Mayor Green stated Emeryville was considering joining the Alameda County Fire Department.

Mayor Green stated the 10-year anniversary of September 11, 2001, is approaching. Deputy City Manager Acosta stated the City will host a remembrance event at the Flight 93 Memorial on Sunday, September 11, 2011, at 1:00 p.m.

Mayor Green stated The American Cancer Society's "Relay for Life of Union City" will be held at James Logan High School on August 27-28, 2011.

**XV. CLOSED SESSION - None**

**XVI. ADJOURNMENT**

Mayor Green adjourned the meeting at 9:35 p.m.

Respectfully submitted,

Renee Elliott  
City Clerk