

**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 Ellis, 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