

**MINUTES  
CITY OF UNION CITY  
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
TUESDAY, NOVEMBER 28, 2006  
7:00 P.M.**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

**I. CALL TO ORDER**

Mayor Green called the meeting to order at 7:21 p.m.

I.a Pledge of Allegiance – Mayor Green led the salute to the flag.

I.b Roll Call

Present: Councilmembers Dutra-Vernaci, Fernandez, Navarro, Vice Mayor Valle,  
Mayor Green

Absent: None

Mayor Green read aloud the rules of proper conduct.

**II. UNFINISHED BUSINESS – None**

**III. PROCLAMATIONS AND PRESENTATIONS – None**

**IV. ORAL COMMUNICATIONS**

Myrla Raymundo expressed a desire to see streets named after former board and commission members Frank Borghi Jr. and Jesse Orozco.

Hugh McNamara expressed appreciation for the improvements made at the Four Corners, and noted improvements are still needed behind the Shell station.

Mayor Green requested staff return with recommendations regarding the naming of streets in honor of individuals. Councilmember Dutra-Vernaci recalled that a list had been developed at one time based on similar discussions.

**V. CONSENT CALENDAR**

Item 5.e was pulled for separate consideration and discussion.

Item 5.f was pulled and will be rescheduled as a public hearing item for the December 12, 2006 regular Council meeting.

It was moved by Councilmember Dutra-Vernaci, seconded by Vice Mayor Valle, to approve Consent items 5.a through 5.d, and Consent item 5.g, 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 Meeting and Regular Meeting of November 14, 2006
- 5.c Adopted **Resolution No. 3285-06** Amending the Conflict of Interest Code of Non-Elected Officials and Designated Employees of the City of Union City
- 5.d Adopted **Resolution No. 3286-06** of the City Council of the City of Union City Appointing John Enea as Interim Assistant Fire Chief
- 5.g A revised staff report and draft resolution were included as desk items for Council's consideration and review. Council adopted **Resolution No. 3287-06** appropriating \$20,000 to the City Council operating budget for funding the Union City 50th Anniversary Celebration Committee for Start-up Expenses Associated with the City of Union City's 50th Anniversary Celebration.

Consideration of item 5.e removed from the Consent Calendar:

- 5.e Adopt a Resolution approving the goals of the Senior Action Plan entitled *Aging, The Ultimate Adventure, Journeying Together*

Deputy City Manager/Leisure Services Director Tony Acosta reported that the Senior Commission had selected Commissioner Irene Wolfe to serve on the policy advisory committee.

It was moved by Mayor Green, seconded by Vice Mayor Valle, to adopt **Resolution No. 3288-06** endorsing the goals of the Senior Action Plan entitled *Aging, The Ultimate Adventure...Journeying Together*, and approved the appointment of Councilmember Fernandez to serve on the Political Advisory Council, and Irene Wolfe to serve on the Senior Advisory Council for the project. Motion carried unanimously.

## VI. PUBLIC HEARINGS

- 6.a Public Hearing and Introduction of Ordinance for Zoning Text Amendment AT-06-06 For Bicycle Parking Facilities

Senior Planner Carmela Campbell presented the staff report and responded to questions from Councilmembers.

Mayor Green noted that providing for a flat 10% bicycle parking requirement should be revisited to consider identifying a radius closer to the intermodal station within which a higher percentage of bicycle parking spaces would be required.

Councilmember Dutra-Vernaci suggested it would be helpful to review the number of bicycle parking spaces assigned by other transit providers, such as the number of spaces allocated at the Fruitvale BART station.

In response to questions regarding the design criteria for bicycle parking facilities located in multi-family residential zoning districts, it was agreed staff would delete the word "secure" from Section 18.28.090C as follows:

- C. Five percent of the bicycle parking demand required by this title shall be accessible to guests and does not need to be located in a weather-protected, or enclosed ~~or secure~~-area.

Councilmember Fernandez requested samples and/or photos of the enclosed bicycle parking structures be provided for Council to review.

Mayor Green opened the public hearing. There were no speakers on the matter.

It was moved by Mayor Green, seconded by Councilmember Navarro, to continue the public hearing to the December 12, 2006 regularly scheduled City Council meeting, and directed staff to return with recommended edits and additional information as requested. Motion carried unanimously.

## **VII. CITY MANAGER REPORTS**

- 7.a Approve Introduction of an Ordinance Adding Section 5.34.300 to the Union City Municipal Code, Relating to Union City Transit and Paratransit

Transit Manager Wilson Lee presented the staff report and responded to questions from Councilmembers. A draft of the proposed ordinance was included as a desk item for Council's consideration and review. Deputy City Manager Acosta confirmed that Leisure Services drivers are fingerprinted and checked in the state's database, but no police background checks are required. There were no speakers on the matter.

It was moved by Vice Mayor Valle, seconded by Councilmember Fernandez, to approve the first reading and introduction of the proposed ordinance amendment to Chapter 5.34 (Public Transportation Vehicles) of the Union City Municipal Code to exempt Union City Transit and Paratransit from said ordinance. Motion carried unanimously.

- 7.b Transit Alternatives Study (Phase 2)

Transit Manager Wilson Lee presented the staff report and introduced consultant Bonnie Nelson, Nelson/Nygaard Consulting Associates. Ms. Nelson presented recommended alternatives for improving ridership on Union City Transit including information regarding ridership trends, public outreach efforts/public comments, key findings, marketing enhancements, outreach to ethnic communities, real-time transit information, website enhancements, rider appreciation day, bus wrap contest, total marketing enhancement costs, proposed reduction in youth fares and monthly passes, bus stop signs and amenities, service improvements, and weekend service to the Sikh temple in Fremont. Transit Manager Lee and Ms. Nelson responded to questions from Councilmembers.

Vice Mayor Valle requested that the consultant speak with New Haven Unified School District representatives about having school buses travel on main streets rather than small residential streets.

**Mayor Green recessed the meeting for a short break at 8:45 p.m. Mayor Green reconvened the meeting at 9:02 p.m.**

Charlie Cameron expressed various concerns including inaccuracies in bus schedules, discourteous AC Transit drivers, and the importance of maintaining good communication.

Ken Ryan spoke about Route 3 ridership issues and service to the Tropics Mobile Home Park.

Barry Ferrier expressed support for increased marketing efforts including outreach to local employers; expanding the scope of the Transit Advisory Committee beyond paratransit issues; and, reduced fare days to encourage increased ridership.

Gary Singh stated there would be much more of a demand for service to the Sikh temple on Wednesday evenings rather than Saturdays.

Hugh McNamara expressed concern regarding the costs associated with service improvements, and recommended consideration be given to using grants as an alternative funding method.

AC Transit Senior Transportation Planner expressed appreciation for many of the recommended improvements, and provided a brief update regarding recent AC Transit service improvements.

Council provided direction on its preferred alternatives for a fiscal analysis and implementation plan which included the following:

- Enhancing/improving signage at bus stops
- Streamlining Routes 1A, 1B, and 3
- Reducing the cost of youth passes
- Expanding the City's website, including online purchase of monthly passes
- On a pilot basis, expanding service to the Sikh Temple in Fremont on Sunday's
- Hosting a bus wrap contest

Vice Mayor Valle suggested including some marketing plan enhancements, such as a ride-free-day, in conjunction with the opening of the new sports center.

Mayor Green suggested Council representatives include discussion of the bus wrap contest at their next joint meeting with New Haven Unified School District.

#### 7.c Economic Development Program Overview

Economic Development Coordinator Christine Friday presented the staff report and responded to questions from Council members.

Economic & Community Development Director Leonard responded to questions from Council, noting the challenge for continued successful economic and community development would be in maximizing the remaining developable space, including the

need for proper planning to insure against zoning changes that could impact the business community.

Barry Ferrier expressed his appreciation for the informational report; recommended further reports be submitted on a quarterly basis and include information regarding site visits; and, suggested staff be assigned to manage website updates on a full time basis during the next budget cycle.

Mayor Green suggested future reports be presented on a semi-annual basis. Council accepted the informational report as presented. No further action was required.

**VIII. REDEVELOPMENT AGENCY – None.**

**IX. AUTHORITIES AND AGENCIES – None.**

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

**XI. ORAL COMMUNICATIONS – None.**

**XII. SCHEDULED ORAL COMMUNICATION – None.**

**XIII. ITEMS REFERRED BY COUNCIL**

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

Councilmember Dutra-Vernaci reported that she had received notification that she will be serving on the Revenue and Taxation Committee for the League of California Cities.

**XIV. GOOD OF THE ORDER**

Councilmember Fernandez stated that, as a result of some construction in his neighborhood, dirt and mud debris was causing problems during the recent rains, and expressed his desire to have construction crews be more diligent in their cleanup efforts to reduce slippery conditions.

Councilmember Navarro thanked Public Works Director Cheng for the work her crews performed in erecting the fence at Alvarado-Niles and Dyer. Councilmember Navarro also stated there are still quite a few political signs which need to be taken down.

Vice Mayor Valle requested the City Manager look into the matter of the possible discontinuance of the Housing Authority's HOPE Program, and perhaps send an official response on behalf of the city, including an inquiry as to any potential for saving the program.

Vice Mayor Valle requested scheduling for discussion at a future Council meeting the establishment of a methodology whereby the City Council or staff can reach staff or representatives of Union Sanitary District for timely response to complaints about odors coming from the plant.

Mayor Green acknowledged and congratulated student athlete Amihan Agustin, one of three Bay Area residents to qualify for the Junior Olympics event to be held in Spokane, Washington on December 9, 2006. A Certificate of Appreciation will be forwarded to Ms. Agustin on behalf of the City of Union City.

Mayor Green spoke about traffic congestion he had experienced as the result of six traffic light outages between Union City and Hayward.

Councilmember Dutra-Vernaci announced the tree lighting ceremony at the Nakamura clinic, scheduled for November 29, and sponsored by the Washington Hospital Health Care Foundation and Chamber of Commerce. Police Chief Randy Ulibarri will have the honor of lighting the tree.

Mayor Green adjourned the Regular meeting to Closed Session at 10:24 p.m.

**XV. CLOSED SESSION - CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code section 54957.6)

Agency designated representatives: Larry Cheeves, Tony Acosta, Rich Digre  
Employee organizations: International Association of Firefighters, Local 1946; SEIU Local 790; Management Employees; Union City Police Management Employees; Union City Police Officer's Association; Professional Employees Group

Mayor Green convened the Closed Session at 10:30 p.m.

Present: Councilmembers Dutra-Vernaci, Fernandez, Navarro, Vice Mayor Valle,  
Mayor Green  
Absent: None

No reportable action.

**XVI. ADJOURNMENT**

Mayor Green adjourned the closed session at 11:25 p.m.

Respectfully submitted,

Renee Elliott  
City Clerk