

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

**TUESDAY, JUNE 12, 2007  
7:00 P.M.**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

**I. CALL TO ORDER**

Mayor Green called the meeting to order at 7:18 p.m.

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

I.b Roll Call

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

Absent: None

**II. UNFINISHED BUSINESS - None**

**III. PROCLAMATIONS AND PRESENTATIONS**

3.a Introduction of New and Promoted Employees

City Manager Cheeves welcomed the new and promoted employees and introduced department directors.

Administrative Services Director Digre introduced Office Specialist III Marlene Soo Hoo.

Fire Chief Rodriguez introduced Firefighters Harry Myers, Carlos Leyva, Andrew Elliott, Sheena Groom, and Michael Franklin.

Police Chief Stewart introduced Dispatcher Trainee Tammie Baslee, Police Corporal Michael Mahaney, and Police Captain Kevin Finnerty.

Public Works Director Cheng introduced Civil Engineer II Travis Huang.

**IV. ORAL COMMUNICATIONS**

Mr. Miles Price requested a monetary contribution from Councilmember's to help with the costs of publishing a book on the history of Union City.

**V. CONSENT CALENDAR**

Items 5.e, 5.f, and 5.h were removed from the Consent Calendar for separate consideration.

It was moved by Councilmember/Agency Member Valle, seconded by Vice Mayor/Agency Vice Chair Navarro, to approve Consent Items 5.a through 5.d, 5.g, 5.i and 5.j, as recommended by staff. Motion carried unanimously.

- 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 Approved Minutes for the Special and Regular Meetings of May 22, 2007, and Special Meetings of May 29, 2007, June 5, 2007, and June 7, 2007
- 5.c Adopted **Resolution No. 3371-07** canceling the regularly scheduled City Council meeting of August 14, 2007
- 5.d Adopted **Resolution No. 3372-07** Authorizing and Directing the City Manager to Cast Affirmative Votes on Behalf of the City of Union City in the Alameda County Vector Control Services District Assessment Balloting
- 5.g Adopted **Resolution No. 3373-07** Approving the Management District Plan for the Union Landing Property and Business Improvement District (PBID) for Fiscal Year 2007/2008, and **Resolution No. 3374-07** Ordering the Levy and Collection of Assessments for Union Landing Property and Business Improvement District (PBID) for Fiscal Year 2007/2008.
- 5.i Adopted **Resolution No. 3375-07** Authorizing the Filing of Applications with the Metropolitan Transportation Commission and with the Alameda County Transportation Improvement Authority for Allocation of Funds In Support of UC Transit and Paratransit Operations For Fiscal Year 2007-08
- 5.j Adopted **Resolution No. 358-07** by the Community Redevelopment Agency of the City of Union City to appropriate \$5 million to be used as a working capital revolving fund to pay BART for Phase 1 BART Improvements until authorized grant funds such improvements are reimbursed in full.

**Consideration of Items 5.e, 5.f, and 5.h removed from the Consent Calendar.**

- 5.e Adopt a Resolution Authorizing Grant Agreement with Contempo Homeowners Association to Install Security Cameras

Mayor Green inquired about plans to spend the remaining appropriated funds for the project. Economic and Community Development Director Leonard responded consideration was being given to fencing, lighting, signage, and landscaping.

Councilmember Dutra-Vernaci inquired about available crime statistics for the area. Police Chief Stewart stated there had been a decrease in the number of crimes and calls for service.

Vice Mayor Navarro inquired about a small gap in the fencing near the parking lot by Island Pacific Market. Economic and Community Development Director Leonard responded staff would contact market representatives regarding the gap in the fencing.

It was moved by Agency Member Valle, seconded by Agency Member Dutra-Vernaci, to adopt **RDA Resolution No. 362-07** authorizing a grant agreement with Contempo Homeowners Association to install security cameras. Motion carried unanimously.

- 5.f Adopt a resolution of the Community Redevelopment Agency of the City of Union City Authorizing the Sale of Agency-Owned Affordable Single-Family Homes in the Decoto Neighborhood Portion of the Union City Community Redevelopment Project Area

HCD Coordinator Smith responded to questions from Councilmembers. It was moved by Mayor Green, seconded by Councilmember Valle, to adopt **Resolution No. 361-07** authorizing the sale of Agency-owned affordable single-family homes in the Decoto neighborhood portion of the Union City Community Redevelopment Project Area. Motion carried unanimously.

- 5.h Adopt a Resolution Authorizing Staff to Submit a *Focusing Our Vision* Application to ABAG, MTC, BCDC, and the Bay Area Air Quality Management District to Designate the Vacant and Underutilized Lands Around the BART Station as a Priority Development Area

Mark Evanoff responded to questions from Councilmembers.

It was moved by Councilmember Dutra-Vernaci, seconded by Councilmember Valle, to adopt **Resolution No. 3378-07** authorizing staff to submit a *Focusing Our Vision* Application to ABAG, MTC, BCDC, and the Bay Area Air Quality Management District to designate the vacant and underutilized lands around the BART Station as a priority development area. Motion carried unanimously.

## VI. PUBLIC HEARINGS

- 6.a Public Hearing to Consider the Adoption of a Resolution approving a modification to Tentative Tract Map, TTM 7800, and Use Permit, UP-05-06, to delete the condition of approval requiring a private roadway maintenance agreement for Croatian Way. UP-05-06 and TTM 7800 were originally approved on September 12, 2006 to allow automotive repair and service uses on site and the creation of four condominium tenant spaces in an existing 10,297 square foot building on an underlying 20,054 square foot parcel, located at 33377 Croatian Way.

Economic & Community Development Director Leonard presented the staff report and responded to questions from Councilmembers.

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

It was moved by Councilmember Valle, seconded by Vice Mayor Navarro, to:

1. Hold the public hearing (there were no speakers on the matter);
2. Accept the Planning Commissions' recommendation to delete condition of approval #6; and,

3. Adopt **Resolution No. 3377-07** approving modification to Tentative Tract Map, TTM 7800, and Use Permit, UP-05-06a, to allow Automotive Service and Repair Uses, and UP-05-06b to allow an Industrial Planned Unit Development.

Motion carried unanimously.

- 6.b Public Hearing to Consider the Adoption of a Resolution Approving the Master Fee Schedule for Fiscal Year 2007-08 and Adjustments Thereto for Changes in the Consumer Price Index over the past year

Administrative Services Director Digre presented the staff report and responded to questions from Councilmembers.

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

It was moved by Councilmember Fernandez, seconded by Dutra-Vernaci, to:

1. Conduct the public hearing (there were no speakers on the matter); and,
2. Adopt **Resolution No. 3379-07** amending the Master Fee Schedule for Fiscal Year 2007-08.

Motion carried unanimously.

## VII. CITY MANAGER REPORTS

- 7.a Union City Transit Demand-Responsive Service to the Tropics Mobile Home Park

Transit Manager Lee presented the staff report and responded to questions from Councilmembers.

Naomi Aylesworth, John McDonald, Fred Barker, and Sonia Washington spoke in favor of the status quo alternative.

It was moved by Councilmember Valle, seconded by Councilmember Dutra-Vernaci, to approve the status quo, Scenario 1, alternative to provide the same type and level of fixed route service to the Tropics that Union City Transit currently provides. All inbound and outbound trips would travel to the Tropics. No demand/response system will be used.

Ayes: Councilmembers Dutra-Vernaci, Fernandez, and Valle, Vice Mayor Navarro  
Noes: Mayor Green  
Absent: None  
Abstain: None

- 7.b Adopt a Resolution of the City Council of the City of Union City Authorizing the Procurement of Public Opinion Polling Services Regarding Potential Public Priorities for City Facility and Youth Program Enhancements, and for Renewal of the Public Safety Parcel Tax

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

It was moved by Councilmember Fernandez, seconded by Councilmember Valle, to adopt **Resolution No. 3380-07** authorizing the procurement of public opinion polling services regarding potential public priorities for City facility and youth program enhancements, and for renewal of the Public Safety Parcel Tax. Motion carried unanimously.

## VIII. REDEVELOPMENT AGENCY

- 8.a Adopt Companion Resolutions by the Agency Board and City Council to approve the issuance of not to exceed \$38 million of Tax Allocation Bonds by the Community Redevelopment Agency to refinance all or a portion of the 1999 Tax Allocation Bonds

Management Analyst Sprotte presented the staff report and noted staff was revising their not-to-exceed issuance amount down from \$38 million to \$36 million. Management Analyst Sprotte and Financial Advisor Bill Reynolds responded to questions from Councilmembers.

It was moved by Mayor/Agency Chair Green, seconded by Vice Mayor/Agency Vice Chair Navarro, to:

1. Adopt **RDA Resolution No. 357-07** authorizing the issuance and sale of tax allocation bonds in the aggregate principal amount of not-to-exceed \$36,000,000 in connection with the Redevelopment Project, and approving related documents and actions.
2. Adopt **Resolution No. 3381-07** approving the issuance by the Community Redevelopment Agency of the City of Union City of Tax Allocation Bonds in the Aggregate Principal amount of not-to-exceed \$36,000,000.

Motion carried unanimously.

- 8.b Consider Intermodal Station Update Report and Adopt Resolution Adopting Design Guidelines for the Station District, Blocks 2, 3 & 4, Barry Swenson Builder; Adopt Resolution Adopting Parking Principles for the Station District; Adopt Resolution Authorizing Exclusive Negotiating Agreement with Barry Swenson Builder

Redevelopment Agency Manager Evanoff presented the staff report and responded to questions from Councilmembers. Planning Manager Joan Malloy presented design guidelines and responded to questions from Councilmembers. Watry Design consultant Michelle Wendler summarized findings from the parking studies and responded to questions from Councilmembers.

Mayor Green recessed the meeting for a brief break at 9:41 p.m.  
Mayor Green reconvened the meeting at 9:50 p.m.

Redevelopment Agency Manager Evanoff presented the Barry Swenson Builder proposal and exclusive negotiating agreement, including last minute amendments to the Exclusive Negotiating Agreement as requested by the Developer. (The text of the

requested changes was provided in a June 12, 2007 memorandum from Assistant Executive Director Leonard to the Redevelopment Agency Board.) Redevelopment Agency Manager Evanoff responded to questions from Councilmembers.

Troy Christmas, a San Jose resident, requested Council is sensitive to parking issues as well as the appearance of the site during project phase-in periods. There were no other speakers on the matter. Councilmembers provided comment.

It was moved by Mayor Green, seconded by Councilmember Dutra-Vernaci, to:

1. Adopt a joint resolution, **Council Resolution No. 3382-07** and **RDA Resolution No. 359-07**, adopting the Union City Transit-Oriented Development; Blocks 2, 3, and 4 Design Guidelines;
2. Adopt **Resolution No. 3383-07** accepting Union City Station District Parking Study for the City of Union City and Adopting Parking Principles for the Station District; and,
3. Adopt **RDA Resolution No. 360-07** authorizing entering into an exclusive negotiating agreement with Barry Swenson Builder for the Development of Blocks 2, 3, and 4 in the Station District, including amendments as submitted by the Developer.

Motion carried unanimously.

**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 Mayor and Councilmembers on meetings of County or Regional Boards and Commissions

Vice Mayor Navarro reported he would be attending a parking conference in Oakland on Thursday, June 14, 2007.

Councilmember Valle reported he would be attending a joint Council/School Board meeting on Monday, June 18, 2007. Councilmember Valle stated he had been unable to attend a Library Commission meeting due to work commitments.

Mayor Green reported a vote had occurred at the California Transportation Commission for \$4.6 million in funding for the intermodal station.

Mayor Green reported the Waste Management Authority has funding available for design costs for green buildings, and multi-family recycling grants, available to cities.

**XIV. GOOD OF THE ORDER**

Vice Mayor Navarro stated he had observed an abundance of shopping carts in an area along Dyer, from Regents to Union City Boulevard, and requested staff check into the problem.

Mayor Green stated Elite Bakery had conducted a groundbreaking ceremony and anticipates an 8-month construction timeframe before opening for business.

**XV. CLOSED SESSION - None**

**XVI. ADJOURNMENT**

Mayor Green adjourned the meeting at 10:20 p.m.

Respectfully submitted,

Renee Elliott  
City Clerk