

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

**TUESDAY, SEPTEMBER 8, 2009
7:00 P.M.**

**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 7:05 p.m.

I.a Pledge of Allegiance

Mayor Green led the salute to the flag.

Mayor Green announced there was no reportable action from the Closed Session held earlier in the evening.

I.b Roll Call

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

Absent: None

II. UNFINISHED BUSINESS - None

III. PROCLAMATIONS AND PRESENTATIONS

3.a Introduction of New and Promoted Employees

Deputy City Manager Acosta welcomed new employees and congratulated staff members on their promotions.

City Clerk Elliott introduced Regina McEvoy, promoted from Office Specialist I in Leisure Services to Administrative Assistant II in the City Clerk's Office.

Leisure Services Program Manager Abadesco, and Intervention Counselor Potter, introduced Case Manager Abundis, Youth Employment Counselor Camarillo, Intervention Counselor Valadez, Lead Outreach Worker Lewis, and Youth & Family Volunteers Kimberly Doe, Kim Vy Ly, and Sarah Sohail. Outreach Worker Tito Rodriguez was unable to attend.

Police Chief Stewart introduced Dispatcher Clerk Trainee Cynthia Arevalo.

- 3.b Resolution Honoring and Thanking Reverend Albert Valencia for his Leadership, Generosity, and Support of the Services for Baby Matea Esperanza

Mayor Green read the resolution aloud and presented it to Reverend Albert Valencia.

- 3.c Resolution Honoring the Tri Cities Economic Development Corporation (Tri-CED) and its founder and CEO Richard Valle, for Receiving a 2009 James Irvine Leadership Award

Mayor Green read the resolution aloud and presented it to Councilmember Valle.

IV. ORAL COMMUNICATIONS

Deputy City Manager Acosta invited everyone to attend a 50th Anniversary event on Saturday, September 12, to include a concert and fireworks extravaganza at the Logan high School stadium.

V. CONSENT CALENDAR

Items 5.d and 5.e were removed from the Consent Calendar.

It was moved by Councilmember Navarro, seconded by Vice Mayor Dutra-Vernaci, to approve Consent Items 5.a, 5.b, 5.c, and 5.f 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 25, 2009
- 5.c Approved the Second Reading and Adoption of **Ordinance No. 723-09** for Zoning Text Amendment, AT-03-09, to Amend Chapter 18.40 Article II of the Municipal Code, the ML (Light Industrial) Zoning District Regulations, Generally as Follows: (1) To Modify the Permitted Uses and Performance Standards to Restrict Outdoor Storage under Specified Circumstances; (2) To Require that Specified Uses Provide Office and Employee Facilities in a Completely Enclosed Building; and (3) To Provide for Amortization of Nonconforming Uses in the Redevelopment Project Area (Introduced August 25, 2009)
- 5.f Adopted **Resolution No. 3859-09** for the Award of Contract for the "Transit Oriented Development (TOD) Infrastructure Improvements," City Project No. 09-03 to Gallagher & Burk, Inc. of Oakland, California

Consideration of Items 5.d and 5.e removed from the Consent Calendar.

- 5.d Adopt a Resolution Appropriating Funding for 2-1-1 Information and Referral Service in Alameda County

City Manager Cheeves responded to questions from Councilmembers. It was moved by Mayor Green, seconded by Councilmember Fernandez, to adopt **Resolution No. 3860-09** Supporting Eden I&R as the 2-1-1 Information Provider Alameda County for Identifying Available Social Service Programs in the County and to Appropriate the amount of \$20,000 for Fiscal Year 2009-10. Motion carried unanimously.

- 5.e Adopt a Resolution for the Award of Contract for the "Mission Blvd. Undergrounding Project", City Project No. 06-03

Public Works Director Cheng responded to questions from Councilmembers. It was moved by Mayor Green, seconded by Councilmember Valle, to adopt **Resolution No. 3861-09** for the Award of Contract for the "Mission Blvd. Undergrounding Project" City Project No. 06-03 to MCH Electric Inc. of Tracy, California. Motion carried unanimously.

VI. PUBLIC HEARINGS - None

VII. CITY MANAGER REPORTS

- 7.a Discussion Regarding Masonic Homes Flatlands Project

Planning Manager Campbell presented the staff report. Economic and Community Development Director Malloy responded to questions from Councilmembers.

Kathleen Wade expressed opposition to the proposed flatlands development.

Virginia Cummins expressed concern about whether or not written and verbal comments submitted by the public were being forwarded to elected officials.

Elizabeth Ames spoke in opposition to the proposed flatlands development.

Harvey Metcalf spoke in favor of the proposed flatlands development.

Jean Fershleiser expressed an interest in seeing additional revenue and housing opportunities for the city, and an appreciation for the process currently being undertaken.

Jean Treash spoke in favor of employing green building standards, and requested consideration of the creation of a center for the study of peace and positive attitudes for teens.

Betty Ashfield spoke in favor of the proposed flatlands development.

Arthur Ashfield spoke in favor of the proposed flatlands development.

Maria Torres spoke in favor of the development and its potential to provide senior housing, a youth center, and an aquatic center.

Jacqueline Kurtz-Beggs, expressed various concerns about how the development may impact the historic status of Dry Creek Cottage.

Deb Delaney spoke in favor of the proposed flatlands development.

Bob Garfinkle expressed various design concerns, and questioned the potential impact of the project on development policies previously adopted by the City Council.

Barbara Ohlinger spoke in opposition to the proposed flatlands development.

Jesse Gonzales spoke in opposition to the proposed flatlands development.

Councilmembers provided comment and feedback on the project components and proposed General Plan and zoning designations for the property. No action was taken.

- 7.b Adopt a Resolution Amending the Operating Budget for Fiscal Year 2008/2009 and Fiscal Year 2008-09 Fourth Quarterly Report Comparing Budget to Actual Results, Amendment of General Fund and 911 Fund Expenditure Allocations and Revenue Estimates, and Disbursement Report for April 1 through June 30, 2009

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

It was moved by Vice Mayor Dutra-Vernaci, seconded by Councilmember Navarro, to accept the informational report, and adopt **Resolution No. 3862-09** Amending the Operating Budget for Fiscal Year 2008/2009. Motion carried unanimously.

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 Dutra-Vernaci announced she was currently serving on jury duty and, therefore, missed attending a Housing Commission meeting.

Vice Mayor Dutra-Vernaci stated she would be attending the League of California Cities conference in San Jose on Wednesday and Friday, September 16 and 18, and on the 17th if she is no longer needed for jury duty.

Councilmember Valle reported attending an Associated Community Action Program meeting.

Councilmember Valle reported the cancelation of an Alameda County Library Commission meeting while the state budget's impact on libraries was being analyzed.

Councilmember Fernandez announced the joint meeting with NHUSD was being rescheduled to another part of September.

Councilmember Navarro thanked Councilmember Valle for the invitation to the Memorial Day Raising of the Flag event held at Veterans Memorial Park.

Mayor Green announced StopWaste reported having 14 cities contribute to the energy efficiency program.

XIV. GOOD OF THE ORDER

Councilmember Navarro state the ground light was still broken in the new landscaping on Alvarado Boulevard.

Vice Mayor Dutra-Vernaci spoke about the lack of recycling containers available at the Alameda County courthouse in Hayward, and requested staff contact the appropriate agency about the matter.

Vice Mayor Dutra-Vernaci expressed her appreciation for the removal of the crosswalk on Dyer and Alvarado-Niles Road.

Vice Mayor Dutra-Vernaci expressed her appreciation to Tony Acosta and Helen Kennedy for their dedication and leadership in managing the 50th Anniversary Committee and events over the last two years.

Mayor Green passed along information to Public Works Director Cheng regarding AC Transit service change hearings.

Mayor Green inquired about the status of a towing situation recently reported. City Manager Cheeves stated he was looking into the matter.

Councilmember Valle requested a presentation regarding the Police Explorer Program.

XV. CLOSED SESSION - None

XVI. ADJOURNMENT

Mayor Green adjourned the regular meeting at 9:20 p.m.

Respectfully submitted,

Renee Elliott
City Clerk