

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

**TUESDAY, NOVEMBER 10, 2009  
7:00 P.M.**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

***A SPECIAL MEETING CLOSED SESSION PRECEDED THE REGULAR MEETING AT 6:30 P.M.***

**I. CALL TO ORDER**

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

I.a Pledge of Allegiance

Mayor Green led the salute to the flag.

I.b Roll Call

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

Absent: None

Mayor Green stated there was no reportable action from the Closed Session held earlier this evening.

**II. UNFINISHED BUSINESS - None**

**III. PROCLAMATIONS AND PRESENTATIONS**

- 3.a Adopt a Resolution Honoring President/Commander Roger D. Narciso and the League of Filipino-American Veterans for Their Hard Work, Persistence, and Success in Establishing Veterans Memorial Park in the City of Union City

The presentation of this Resolution is rescheduled to the November 24, 2009 City Council meeting.

- 3.b Adopt Resolutions Honoring the Union City 50th Anniversary Celebration Committee Board of Directors, Event Committee Chairs, and Key Event Coordinators for Their Many Contributions to the Year-Long 50th Anniversary Events in the City of Union City

Mayor Green read the resolutions aloud and presented them to the honorees.

**IV. ORAL COMMUNICATIONS**

The following individuals requested Council oppose a proposal that would allow contracting out staff positions in the SEIU bargaining unit agreement:

Wayne Cruz  
Matt Bauchou  
Bill Bontadelli  
Bob Calderon

Michael Rudolph  
Johnny Gusman  
Jay Gonsalves  
Paul Roman

Laurie Radovich  
Pat Dincognilo  
Shawn Schennek

Councilmember Valle disclosed an ex parte discussion had occurred between himself and SEIU representative Sue Oszewski.

## V. CONSENT CALENDAR

### **Item 5.f was removed from the Consent Calendar for separate consideration.**

It was moved by Councilmember Valle, seconded by Vice Mayor Dutra-Vernaci, to approve Consent Items 5.a through 5.e, and 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 and Regular Meetings of October 27, 2009
- 5.c Adopted **Resolution No. 3881-09** by the City Council of the City of Union City Awarding a Contract to Melody Toyota for the Purchase of Two Hybrid Sedans, City Project No. 09-18
- 5.d Adopted **Resolution No. 3882-09** Ratifying Revisions to the Memorandum of Understanding between the City of Union City and the Union City Police Officers Association for the Period from July 1, 2009 through June 30, 2010
- 5.e Adopted **Resolution No. 3883-09** Adopting CERT (Community Emergency Response Team) as an Official Volunteer Force of the City of Union City with Designated By-Laws
- 5.g Informational Status Report on Resolving Ball Field Permit Concerns of the Union City Youth Soccer League and Facility Access Concerns of the BMX Bicycle Users was received. No action was taken.

### **Consideration of Item 5.f removed from the Consent Calendar.**

- 5.f Adopt a Resolution by the City Council of the City of Union City Approving an Amendment to the Ground Lease with Union Development Company (Duckett-Wilson Development as General Partner) to Extend the Time Period Within Which Union City is Obligated to Commence and Complete Construction of the Police Substation

Staff acknowledged a typographical error had been made on the project timetable, and clarified May 2010 was the intended date by which staff would circulate an RFP for construction and construction management services.

It was moved by Councilmember Fernandez, seconded by Vice Mayor Dutra-Vernaci, to adopt **Resolution No. 3884-09** by the City Council of the City of Union City Approving an Amendment to the Ground Lease with Union Development Company (Duckett-Wilson Development as General Partner) to Extend the Time Period Within Which Union City is

Obligated to Commence and Complete Construction of the Police Substation. Motion carried unanimously.

## VI. PUBLIC HEARINGS - None

## VII. CITY MANAGER REPORTS

- 7.a Adopt Four Resolutions: (1) Adopt City Resolution Approving Parking Policies and a Parking Program for the Station District; (2) Adopt City Resolution Authorizing the City Manager to Execute A Contract With Tropos Network to Install a Wi-Fi Network for the Parking Program; (3) Adopt City Resolution and (4) Adopt Agency Resolution Approving an Agency Grant to the City in the Amount of \$358,501 from Tax Increment Funds to Purchase Wi-Fi Communications System and Parking Equipment to Implement the Station District Parking Program and to Make Required Findings Under Health and Safety Code Section 33443

Redevelopment Agency Manager Evanoff presented the staff report and responded to questions from Council/Agency members. Councilmembers provided comment.

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

- 1) Adopt **Resolution No. 3885-09** Approving Parking Policies for the Station District;
- 2) Adopt **Resolution No. 3886-09** Authorizing the City Manager to Execute Contract With Tropos Networks to Install Wi-Fi Communications Network; and
- 3) Adopt **Resolution No. 3887-09** Approving the Expenditure of Tax Increment Funds for the Installation of Wi-Fi Communications System and Electronic Parking Meters in the Station District of the Union City Community Redevelopment Project Area and Adopting Findings Required by Health and Safety Code Section 33445.

Motion carried unanimously.

By a separate motion and vote, it was moved by Agency Member Navarro, seconded by Vice Chair Dutra-Vernaci, to adopt **RDA Resolution No. 409-09** Approving the Expenditure of Tax Increment Funds for the Installation of Wi-Fi Communications System and Electronic Parking Meters in the Station District of the Union City Community Redevelopment Project Area and Adopting Findings Required by Health and Safety Code Section 33445. Motion carried unanimously.

## VIII. REDEVELOPMENT AGENCY

- 8.a Adopt Resolution Approving Financing Plan for Mid-Peninsula Housing Coalition to Construct 155 Affordable Housing Units, Two Managers Units, and 9,300 Square Feet of Retail Space

Redevelopment Agency Manager Evanoff presented the staff report and responded to questions from Agency Members.

It was moved by Vice Chair Dutra-Vernaci, seconded by Agency Member Valle, to adopt **RDA Resolution No. 410-09** Approving the Financing Plan of Mid-Peninsula Housing Coalition to Construct 155 Affordable Housing Units, Two Manager's Units, 9,300

Square Feet of Retail Space, and a 289 Stall Parking Structure on Block 4 in the Station District. Motion carried unanimously.

**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 stated the November 2009 meeting of the League of California Cities had been canceled, and no meeting was scheduled for December.

Vice Mayor Dutra-Vernaci stated the improvements made at the housing facilities at Nidus Court, Mission View and Dyer occurred as a result of federal stimulus money coming through.

Vice Mayor Dutra-Vernaci provided an update on the status of Section 8 vouchers for Union City, noting the number of vouchers continues to decline from 741 in 2007, 710 in 2008, and 697 in 2009.

Mayor Green stated the Alameda County Waste Management Authority building in Oakland had received another award from the United States Green Building Council.

Mayor Green stated progress continues toward the consolidation of the Congestion Management Agency and the Alameda County Transportation Improvement Authority.

**XIV. GOOD OF THE ORDER**

Councilmember Navarro inquired about a large tower he saw being installed on Union City Boulevard. Economic and Community Development Director Malloy stated a number of applications had been received for the expansion of cell towers, and she would follow-up with staff regarding the issue.

Councilmember Fernandez expressed concern about criminal activity at several check-cashing businesses. Police Chief Stewart stated staff was continuing to patrol the areas, and noted business owners were also securing the services of armed guards to provide additional on-site protection.

Councilmember Valle stated he had received a letter from California State Senator Alex Padilla requesting cities consider adopting an ordinance prohibiting and/or restricting the sale of tobacco near schools, and requested staff schedule the matter for a future discussion.

Councilmember Valle announced the Lions Club Annual Thanksgiving Dinner would be served at the Ruggieri Senior Center on November 20, 2009, from 5:30 p.m. to 9:00 p.m.

Mayor Green stated southbound lane number one was in bad condition on Union City Boulevard at the Union Pacific railroad crossing.

Mayor Green stated he had met with representatives of the Alameda County Coalition for Alternatives to the Death Penalty, noting representatives may also contact other council members to request an audience to discuss the economics of the amount of money spent on achieving death penalty sentencing versus non death penalty sentencing.

Mayor Green stated Albany Vice Mayor Joanne Wile was requesting cities join an effort to seek enhanced protection from oil tankers entering San Francisco Bay.

Mayor Green stated he had attended the Logan High School Athletic Hall of Fame event at the Crown Plaza on Saturday night.

Mayor Green reported attending a fundraiser on Friday for the Filipino flood rescue effort, and a Hindu American Foundation event in Sunnyvale on Sunday evening.

**XV. CLOSED SESSION - None**

**XVI. ADJOURNMENT**

Mayor Green adjourned the regular meeting at 8:48 p.m. in memory of former Councilmember Sue Boyle.

Respectfully submitted,

Renee Elliott  
City Clerk