

MINUTES
CITY OF UNION CITY/
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
MEETING

Tuesday, January 24, 2017

7:00 PM

CALL TO ORDER

I. CALL TO ORDER

Mayor Dutra-Vernaci called the meeting to order at 7:00 p.m.

I.a. Pledge of Allegiance

Mayor Dutra-Vernaci led the salute to the flag.

I.b. Roll Call

Present: Councilmembers Duncan, Ellis, Singh, Vice Mayor
Gacosco, Mayor Dutra-Vernaci

Absent: None

II. UNFINISHED BUSINESS - None

III. PROCLAMATIONS AND PRESENTATIONS

III.a. Presentation of Awards and Certificates to the Winners of Union
City's Annual Recycling Poster Art Contest

Presented to the following contest winners:

First Place

Shana Chao, Itlong Vera Cruz M.S.
Ashvik Vadlamani, Eastin Elementary
Mahima Rajesh, Eastin Elementary
Caitlan Vu, Itlong Vera Cruz M.S.
Nivashini Nattudurai, Challenger School
Clare Tan, Notre Dame H.S.
Audrey Huang, Prince of Peace School
Parul Gupta, Challenger School

Second Place

Jill Wang, Cesar Chavez M.S.
Isabelle Warnke, James Logan H.S.
Lauren Sudiactal, IVC

Priyamvada Ganesh, Eastin Elementary
Felix Ding, Eastin Elementary

Third Place

Nitish Nattudurai, Challenger School
Carissa Mashuk, Mission Hills Middle School
Nyomi Perez, Alvarado Elementary
Aarushi Gupta, Challenger School

Honorable Mention

Kevin Bretzke, Pioneer Elementary
Emma Vu, Eastin Elementary
Jocelyn Thio, Homeschool
Fern Mao, Alvarado Elementary
Safiya Gomez, Homeschool

III.b. Resolutions Recognizing the 2016 Employee of the Year Recipients

Mayor Dutra-Vernaci read the proclamations aloud and presented them to this year's recipients.

Sarah Carnahan, Public Safety
Jesse Salinas, Community & Recreation Services / Public Works

Recipient Michael Renk was not present and will be presented his proclamation at a future meeting.

III.c. Presentation of MarCom Gold Award for Union City Branding to City Council

Marketing & Communication staff, Lauren Sugayan, Chase Campbell and Lauren Finney-Burch presented Mayor Dutra-Vernaci with the MarCom gold award.

Councilmembers thanked staff for their work towards getting the City the well deserved recognition.

III.d. Presentation on Alameda County Water District (ACWD) Proposed Rate Increases

ACWD General Manager Robert Shaver gave a presentation on the proposed rate increases and responded to questions from Council.

Councilmembers provided comment.

III.e. Presentation on Status and Progress of Police Department Accreditation

Lt. Jeff Snell provided a status and progress report on the Police Department's accreditation process and responded to questions from Council.

Councilmembers provided comment.

IV. ORAL COMMUNICATIONS

Chung Wu spoke on the topic of rent control and provided information on studies stating rent control has negative effects on City revenues and upward mobility of residents.

Geoffrey Brown made comments regarding the ACWD rate increase given earlier in the evening, suggesting Council take a partnership role with the District in educating residents about the purpose of the increase.

Jim Gunther, Boardmember for ACWD made comment regarding the ACWD rate increase discussed earlier in the evening. He made himself available for further questions if residents wanted to contact him.

V. CONSENT CALENDAR

It was moved by Councilmember Duncan and seconded by Councilmember Ellis, to approve consent calendar items V.a through V.h. The motion was carried by a unanimous voice vote.

- V.a. Waived Further Reading of Proposed Ordinance (This permits reading the title only in lieu of reciting the entire text of any proposed Ordinance.)
- V.b. Approved the Minutes of the Regular City Council Meeting of January 10, 2017
- V.c. Adopted **Resolution No. 5017-17** Declaring Certain Surplus Vehicles as Surplus and Authorizing Certain Vehicles to Auction
- V.d. Adopted **Resolution No. 5018-17** Authorizing an Agreement in the Amount of Eighty-six Thousand Dollars (\$86,000) with HdL for Business License Software
- V.e. Adopted **Resolution No. 5019-17** Authorizing the Renewal of the Three (3) Year Microsoft Software Assurance Licensing Agreement in an Amount Not to Exceed \$346,073.46
- V.f. Waived reading and Adopted **Ordinance No. 831-17** Approving Zoning Text Amendment (AT-16-002) to: (1) Modify Chapter 18.116, Housing Element (HE) Overlay Zone and Chapter 18.32, Residential Districts, to Remove References to "Gross" Site Area; and (2) Modify Chapter 18.44, Planned Unit Development (PUD), to Provide a Process to Establish Fee- Simple Lots for Multifamily Structures Within a Multifamily Residential Project. Sponsored by Ashley Munce, on Behalf of DR Horton, and

- Associated with a 63-Unit Townhouse Project at 33491, 33601 and 33615 Alvarado- Niles Road (Introduced January 10, 2017)
- V.g. Adopted **Resolution No. 5020-17** for Award of Contract in the Amount of \$30,177.12 to Downtown Ford Sales (Sacramento) for Purchase of One (1) Police Volunteer Vehicle, and Appropriating \$30,500 for Said Purchase from the Vehicle Replacement Fund (Fund 6122), City Project No. 17-13
- V.h. Adopted **Resolution No. 5021-17** Authorizing the City Manager to Enter into a Consulting Services Agreement in the Amount of \$75,000 with Zooka Creative for Branding Rollout Design

VI. PUBLIC HEARINGS - None

VII. CITY MANAGER REPORTS

- VII.a. Adopt a Resolution Amending the Regulatory Agreement and Declaration of Restrictive Covenants – Inclusionary Housing Between the City of Union City and Avalon Bay Communities, Inc.

Housing and Community Development Coordinator Lancaster presented the staff report and responded to questions from Council. Housing and Community Development Coordinator Lancaster explained the purpose of the amendment was to ensure affordable units were actually occupied by very low and low income families.

Councilmembers provided comment.

It was moved by Vice Mayor Gacoscos and seconded by Councilmember Singh to adopt **Resolution No. 5022-17** Amending the Regulatory Agreement and Declaration of Restrictive Covenants – Inclusionary Housing between the City of Union City and Avalon Bay Communities, Inc.

VIII. SUCCESSOR AGENCY TO 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

Alameda County Fire Department Advisory Commission – No report

Alameda County Library Advisory Commission – No report

Alameda County Mayors Conference – Mayor Dutra-Vernaci reported on her attendance of the meeting in Oakland where they witnessed the Investiture Ceremony for former Piedmont Mayor Margaret Fujioka.

Afterwards, regular meeting topics included Oakland's response to the Ghost Ship Fire and a discussion with a representative from the State's Emergency Management Office.

Alameda County Transportation Commission (ACTC) – No report

Alameda County Waste Management Authority (WMA) – Councilmember Ellis stated he will attend the WMA Board meeting on January 25.

Association of Bay Area Governments (ABAG) – No report

City of Union City Audit Subcommittee – No report

City of Union City Municipal Code Subcommittee – Vice Mayor Gacoscas and Councilmember Duncan reported on the meeting of January 19 where updates pertaining to sidewalks, shopping carts and Airbnb were discussed. Councilmember Duncan explained the new approach of the Subcommittee, working on topics generated by staff and Council referral.

City of Union City Youth Violence Prevention & Intervention Advisory Committee (YVPIP) – No report

Disaster Council – No report

Dumbarton Rail Corridor Policy Advisory Committee – No report

East Bay Community Energy Board of Directors (EBCE) – No report

East Bay Economic Development Alliance (EDA) – No report

East Bay Regional Communications System Authority (EBRCSA) – No report

Economic Development Advisory Team (EDAT) – No report

General Plan Advisory Committee (GPAC) – No report

Housing Authority of the County of Alameda (HACA) – Vice Mayor Gacoscas stated she could not attend the recent HACA meeting due to illness.

League of California Cities, East Bay Division (LOCC) – No report

Metropolitan Transportation Commission (MTC) – Mayor Dutra-Vernaci will focus her strategy regarding the Dumbarton Rail project for Regional Measure 3.

New Haven Unified School District Joint Sub-Committee – No report

Oakland Airport Community Noise Management Forum – Councilmember Singh attended the meeting of January 18 where recent noise abatement and route monitoring strategies were discussed.

Teen Center Project Updates – No report

Union City Chamber of Commerce – Vice Mayor Gacoscos attended the January 17 meeting where they discussed the following upcoming events:

January 26 – Installation of new officers at Nakamura Clinic, 5-7pm

February 11 – Board Retreat at the Masonic Homes

February 21 - Ribbon cutting at Ascend Rehab Services, 11:00 am

U.S. Conference of Mayors – Mayor Dutra-Vernaci reported her participation in the Mayors against LGBT Discrimination discussion at the Law Offices of Holland and Knight.

Mayor Dutra-Vernaci stated that an emergency resolution was also drafted regarding immigration. Response to actions against sanctuary cities and the Affordable Care Act were also in process.

XIV. GOOD OF THE ORDER

Councilmember Duncan stated she attended the James Logan Annual Martin Luther King Jr. Speech Contest and had the honor of serving as a judge for one of the competitions. Councilmember Duncan encouraged members of the public to attend the event in the future.

Mayor Dutra-Vernaci issued a reminder about the upcoming Special City Council Meeting on January 31, 2017, 7:00 p.m.

Mayor Dutra-Vernaci announced that the City Council meetings for the month of February will be held in the Dining Hall of the Ruggieri Senior Center as Council Chambers will be closed for renovation.

XV. CLOSED SESSION - None

XVI. ADJOURNMENT

Mayor Dutra-Vernaci adjourned the meeting at 9:27 p.m.

Respectfully Submitted,

Anna M. Brown
City Clerk