



## **MINUTES**

### **CITY OF UNION CITY/ SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY MEETING**

**Tuesday, March 14, 2017  
7:00 PM**

**Council Chambers**

**34009 Alvarado-Niles Road**

#### **1. CALL TO ORDER**

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

##### **1.a. Pledge of Allegiance**

Mayor Dutra-Vernaci led the salute to the flag.

##### **1.b. Roll Call**

Present: Councilmembers Duncan, Ellis\* and Singh, Vice  
Mayor Gacoscas, Mayor Dutra-Vernaci

Absent: None

\* Councilmember Ellis arrived at 8:54 p.m.

Mayor Dutra-Vernaci sought concurrence from Council to remove item 7.b from the agenda in order to continue conversations about the project design.

Council was in agreement and Item 7.b was removed from the agenda to be heard at a future meeting yet to be determined.

#### **2. UNFINISHED BUSINESS - None**

#### **3. PROCLAMATIONS AND PRESENTATIONS**

##### **3.a. Proclamation in Recognition of Women's History Month**

Mayor Dutra-Vernaci read the proclamation aloud and in honor of the women who were present.

#### 4. ORAL COMMUNICATIONS

Roger Narciso expressed displeasure with the process of getting the Veterans Memorial Park project completed.

#### 5. CONSENT CALENDAR

It was moved by Vice Mayor Gacoscos and seconded by Councilmember Duncan

AYES:	Councilmember Duncan, Singh, Vice Mayor Gacoscos, Mayor Dutra-Vernaci
NOES:	None
ABSENT:	Councilmember Ellis
ABSTAIN:	None

##### 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 the Minutes for the Regular City Council Meeting Held on February 28, 2017

##### 5.c. Adopted **Resolution No. 5034-17** Accepting the Annual Element Progress Report on the Implementation of the Housing Element for 2016

##### 5.d. Adopted **Resolution No. 5035-17** Amending Conflict of Interest Code of Non-Elected Officials and Designated Employees of the City of Union City

##### 5.e. Adopted **Resolution No. 5036-17** for the Award of Contract to Ray's Electric (Oakland, CA) in the amount of \$817,800 for the HSIP Cycle Traffic Signal Improvements, City Project No. 14-04

##### 5.f. Adopted **Resolution No. 5037-17** Approving the Union City Transit and Paratransit Title VI Program

#### 6. PUBLIC HEARINGS

##### 6.a. Permit Parking on Fair Ranch Road (From Cabello Street to Alvarado Blvd.); Tumbleweed Court; Sunflower Court; Trailway Drive; and Duchess Drive (From Fair Ranch Road to end of Cul De Sac)

City Engineer Thomas Ruark presented the staff report and responded to question from Council. Staff did not recommend that a 24-hour, 7-day a week permit parking restriction be installed in this area due to the restriction of the neighboring apartment complex residents from legally parking in this area.

Mayor Dutra-Vernaci opened the public hearing and called for public comment. Being none, Mayor Dutra-Vernaci closed the public hearing.

Council concurred with staff recommendation and requested staff conduct a city-wide study for a city-wide solution.

It was moved by Councilmember Duncan and seconded by Mayor Dutra-Vernaci to deny the request for Permit Parking on Fair Ranch Road (From Cabello Street to Alvarado Blvd.); Tumbleweed Court; Sunflower Court; Trailway Drive; and Duchess Drive (From Fair Ranch Road to end of Cul De Sac); and conduct a citywide study on possible citywide parking programs. The motion was approved by the following vote:

AYES:	Councilmember Duncan, Vice Mayor Gacoscas, Mayor Dutra-Vernaci
NOES:	Councilmember Singh
ABSENT:	Councilmember Ellis
ABSTAIN:	None

## 7. CITY MANAGER REPORTS

- 7.a. Adopt a Resolution Accepting the Human Relations Commission's Public Service Grant Recommendations for Fiscal Years 2017-2018 and 2018-2019 and Appropriating \$245,000 for Each Fiscal Year (2017-2018 and 2018-2019) from the General Fund for Public Service Grants

Housing and Community Development Coordinator Alin Lancaster presented the staff report, detailing the scoring and selection process conducted by staff and the Subcommittee of the Human Relations Commission.

HCD Coordinator Lancaster also reviewed the alternative funding priorities in anticipation of expected funding cuts from the federal government.

It was moved by Councilmember Duncan, seconded by Vice Mayor Gacoscas to Adopt **Resolution No. 5038-17** Accepting the Human Relations Commission's Public Service Grant Recommendations for Fiscal Years 2017-2018 and 2018-2019 and Appropriating \$245,000 for Each Fiscal Year (2017-2018 and 2018-2019) from the General Fund for Public Service Grants. The motion was approved by the following voice vote:

AYES:	Councilmember Duncan, Singh, Vice Mayor Gacoscas, Mayor Dutra-Vernaci
NOES:	None
ABSENT:	Councilmember Ellis
ABSTAIN:	None

- 7.b. Adopt a Resolution Approving Landscape Architectural Design for Veterans Memorial Park; City Project No. 16-35

**Item not heard.**

Mayor Dutra-Vernaci recessed the meeting at 8:30 p.m.  
Mayor Dutra-Vernaci reconvened the meeting at 8:35 p.m.

- 7.c. Adopt a Resolution to Reallocate \$850,000 Programmed for Parking Lot Construction in the FY 16-17 Capital Improvement Plan and Redirect the Funding to the FY 17-18 Capital Improvement Plan to Evaluate Land Use and Parking Alternatives for the Waste Consolidation Area on the Former Pacific State Steel Corporation Site

Deputy City Manager Evanoff presented the staff report, providing an overview of the Waste Consolidation Area and information on the search for a consultant, potential uses for the area, and policies for Council to consider. Deputy City Manager Evanoff responded to questions from Council. Councilmembers provided comment.

It was moved by Councilmember Singh and seconded by Councilmember Duncan to adopt **Resolution No. 5039-17** reallocating \$850,000 programmed for parking lot construction in the FY 16-17 Capital Improvement Plan and redirecting the funding to the FY 17-18 Capital Improvement Plan to evaluate land use and parking alternatives for the Waste Consolidation Area on the former Pacific State Steel Corporation Site. The motion was approved by the following voice vote:

AYES:	Councilmember Duncan, Singh, Vice Mayor Gacoscas, Mayor Dutra-Vernaci
NOES:	None
ABSENT:	Councilmember Ellis
ABSTAIN:	None

Councilmember Ellis arrived at 8:54 p.m.

- 7.d. Introduce an Ordinance of the City Council of the City Of Union City to Amend Chapter 7.22 "Shopping Carts" of the Union City Municipal Code

Deputy City Attorney Kokotaylo presented the staff report, reviewing information on the City's current shopping cart ordinance, state law limitations, and proposed municipal code updates.

Deputy City Attorney Kokotaylo responded to questions from Council. Councilmembers provided comment.

It was moved by Councilmember Duncan and seconded by Vice Mayor Gacoscas to introduce Ordinance of the City Council of

the City Of Union City to Amend Chapter 7.22 “Shopping Carts” of the Union City Municipal Code. The motion was passed by the following voice vote:

AYES: Councilmembers Duncan, Ellis, Singh, Vice  
Mayor Gacoscas, Mayor Dutra-Vernaci  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **8. SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY**

- 8.a. Adopt a Resolution authorizing the form of Official Statement and Continuing Disclosure Certificate in connection with, and authorizing actions related to, the Issuance of Refunding Bonds

Finance Director Mark Carlson presented the staff report and responded to questions from Council. Councilmembers provided comment.

It was moved by Councilmember Ellis and seconded by Vice Mayor Gacoscas to adopt **Successor Agency Resolution No. 25-2017** authorizing the form of Official Statement and Continuing Disclosure Certificate in connection with, and authorizing actions related to, the issuance of refunding bonds. The motion was passed by the following voice vote:

AYES: Councilmembers Duncan, Ellis, Singh, Vice  
Mayor Gacoscas, Mayor Dutra-Vernaci  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **9. AUTHORITIES AND AGENCIES - None**

## **10. CITY COMMISSION / COMMITTEE REPORTS - None**

## **11. SECOND ORAL COMMUNICATIONS - None**

## **12. SCHEDULED ORAL COMMUNICATION - None**

## **13. ITEMS REFERRED BY COUNCIL**

Oral Reports by Mayor and Councilmembers on meetings of County or Regional Board and Commissions

*Alameda County Fire Department Advisory Commission* – No report.

*Alameda County Library Advisory Commission* – No report.

*Alameda County Mayors Conference* – Mayor Dutra-Vernaci attended the meeting on March 8 in Livermore where Dr. J. Patrick Kennedy, CEO and Founder of OSIsoft, LLC gave a presentation on dark fiber.

*Alameda County Transportation Commission (ACTC)* - Mayor Dutra-Vernaci stated a meeting with ACTC was tentatively scheduled for April 13 to discuss the rising costs of the East-West Connector project. Conversations have begun on cost savings measures as well.

*Alameda County Waste Management Authority (WMA)* – Councilmember Ellis attended the monthly WMA meeting and stated there were no significant items to report.

*Association of Bay Area Governments (ABAG)* – No report.

*City of Union City Audit Subcommittee* – Mayor Dutra-Vernaci reported on the Audit Subcommittee meeting of March 2 where a discussion on the change in PERS rates will result in an additional \$3 million/year liability for the City.

Councilmember Ellis noted the increase in PERS liability was happening statewide and not something that could be helped.

*City of Union City Municipal Code Subcommittee* – No report.

*City of Union City Youth Violence Prevention & Intervention Advisory Committee (YVIP)* – No report.

*Disaster Council* – No report.

*Dumbarton Rail Corridor Policy Advisory Committee* – Mayor Dutra-Vernaci reported on a meeting held in Union City, with staff, San Mateo County Supervisor/MTC member Warren Slocum, a representatives from the office of MTC member and BART Director Nick Josefowitz and SPUR Regional Planning were in attendance. It was reported that the Dumbarton Corridor study will not be available until August, which complicates things for Regional Measure 3.

*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)* – Councilmember Duncan reported on her attendance of the monthly EDAT meeting where a presentation from a broker specializing in warehouse/industrial properties was given. It was anticipated that discussion on the retail aspect and other transformation strategies will take place at future EDAT meetings.

*General Plan Advisory Committee (GPAC)* – No report.

*Housing Authority of the County of Alameda (HACA)* – Vice Mayor Gacoscos attended the HACA meeting on March 8, where the budget and cost saving measures were discussed. Information was also

provided on ongoing property maintenance for two Union City complexes.

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

*Metropolitan Transportation Commission (MTC) – Mayor Dutra-Vernaci attended MTC where the subcommittee she sits on made a recommendation to the full commission that the organizational reviews of MTC and ABAG be completed by November 30.*

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

*Oakland Airport Community Noise Management Forum – No report.*

*Teen Center Project Updates – No report.*

*Union City Chamber of Commerce – No report.*

*US Conference of Mayors – No report.*

**14. GOOD OF THE ORDER**

Councilmember Ellis asked, on behalf of a resident, when the video streaming of Council meetings will resume.

Staff responded streaming will resume on March 28.

Vice Mayor Gacoscas reported on her attendance of the community meeting on Immigrant and Refugee Rights hosted by the Alameda County Board of Supervisors' Ad Hoc Committee on March 11.

Vice Mayor Gacoscas noted that Supervisor Valle and Supervisor Chan lead the discussion about the County's commitment to uphold the rights of all community members irrespective of their immigration status. Union City was asked to pass a non-binding Resolution supporting immigrant and refugee rights.

Councilmember Singh reported a dead tree on Union City Boulevard near the Emerald Packaging facility.

**15. CLOSED SESSION - None**

**16. ADJOURNMENT**

Mayor Dutra-Vernaci adjourned the meeting at 9:26 p.m.

Respectfully submitted,

Anna M. Brown  
City Clerk