



CITY OF EAST PALO ALTO AGENDA

Date Posted: Friday, November 17, 2006 Time: 3:00p.m.

By: *Minette Warren*

REGULAR JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY MEETING

TUESDAY – November 21, 2006

Closed Session – 6:30P.M.

Regular Meeting - 7:30P.M.

City Council Chambers, 2415 University Avenue

6:30 P.M JOINT SPECIALCITY COUNCIL/REDEVELOPMENT AGENCY MEETING

JOINT CALL TO ORDER AND ROLL CALL

1. APPROVAL OF AGENDA
2. CLOSED SESSION COMMUNITY FORUM
3. CLOSED SESSION
 - A. Potential and Pending Litigation Pursuant to Government Code Section 54956.9.
 1. East Palo Alto Hotel, LLC v. City of East Palo Alto et al
 2. Discussion of potential litigation involving transactional occurrences with Acclaim Homes/Bridgeport LLC, developer of the University Commons project, and John Hunter, developer of the Cummings Park Lofts project, regarding demands for concessions pursuant to Gov. Code sec. 65915, et seq
 - B. Real Property Negotiations pursuant to Gov. Code sec. 54956.8
 1. Location of property: 3 Shorebreeze Court
Negotiators: Wilbert Lee; Karen Tiedemann; Alvin James

ADJOURNMENT

7:30P.M . JOINT REGULAR CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

JOINT CALL TO ORDER AND ROLL CALL

1. APPROVAL OF AGENDA
2. CONSENT CALENDAR
 - A. Motions
 1. Quarterly Treasurer's Report ending September 2006

Recommendation: That Council accept and file the report

2. Minutes

- a. 11-01-06 Special Joint Council/Planning Commission Meeting
- b. 11-08-06 CC RDA Meeting

Recommendation: That Council Approve the Minutes by motion

3. Rejection of Claims against the City: Robert Reynolds

Recommendation: That the Council reject the claim by motion

4. Planning Monthly Status report for PC meetings of October 23 and November 13, 2006 and status of Planning Applications for November, 2006

Recommendation: Review the Actions of the Planning Commission and By Motion and Majority Vote, Call-up or Take Jurisdiction on any of the Items Described in the Report

.....**End of Consent Calendar**.....

Note: Requests to Speak on Items 1, 2, and 3 will be heard during Community Forum

1. Special City Council Policy and Action Item

Discussion: Personnel Complaint

- A. Consideration of the report of the internal investigation into the M L Gordon harassment and retaliation complaint.

Recommendation: Discuss and provide direction to staff/special counsel

2. Special Presentations: None

3. Written Communication: None

4. Oral Reports

- A. Reports Out of Closed Session
- B. Reports from Staff
 - 1. Woodland Creek Evictions – City Attorney Michael Lawson
- C. Advisory Bodies: Rent Stabilization Board
- D. City Council/Redevelopment Agency Reports
- E. Mayor’s Report
 - 1. Short term task forces

5. Community Forum

6. Policy and Action

A. Redevelopment Agency

Resolutions, Discussions, Informational reports

1. Authorizing: **a)** an amendment of Wilsey Ham's contract to provide engineering services for the creation of an assessment district in the Ravenswood Business District and; **b)** the release of a Request for Qualifications (RFQ) to identify a qualified firm to provide Financial Advisory Services for the formation of an assessment District in the Ravenswood Business District

Recommendation: That the Redevelopment Agency approve the resolution

2. Agency consideration to declare certain properties at the South East corner of Bay Road and University Avenue a Master Developer Site and issuing a Request for Proposals (RFP) to solicit development proposals for that area from property owners only

Recommendation: That the Redevelopment Adopt Resolution Declaring the area a Master Developer site. Review, discuss, comment on, and authorize staff to release a Request for Proposals (RFP) to develop the Bay Road/ University Development Site

B. City Council

Discussions, Resolutions, Informational reports

1. Authorize the City Manager to enter into a contract with Spangle Associates in an amount not to exceed three hundred and four thousand, seven hundred and ten dollars (\$304,710), including a 20 percent administrative fee to be paid to the City of East Palo Alto in the amount of (\$50,785) to provide contract planning services including, but not limited to: the preparation of an Initial Study pursuant to the California Environmental Quality Act (CEQA), oversight, preparation of an Environmental Impact Report , and project entitlement planning services for a proposed 77-unit live work units on a 6.53 acre site in the Ravenswood Business District at 2555 Pulgas Avenue

2. Authorize the City Manager to enter into a one-year extension of a contract with the U.S. Environmental Protection Agency (USEPA) for a Brownfields staff person on loan to the City and provide funding for this position in the amount of approximately \$114,101

Recommendation: That Council approve the resolution

3. Authorize the City Manager to reject all bids on the Janitorial Services Contract for Four (4) City Facilities and re-advertise for bids.

Recommendation: That Council approve the resolution

4. Authorize the City Manager to submit an application and workplan to the United States Department of Justice, for a \$1,000,000 “Weed and Seed” grant.

Recommendation: That Council approve the resolution

ADJOURNMENT