



# City of East Palo Alto

DATE POSTED: Thur.. December 30, 2009

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By: *Letta Seiuli*

## REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

**TUESDAY, JANUARY 5, 2010**

Closed Session: 6:00p.m. Open Meeting - 7:30p.m.

**2415 University Ave-First Floor - City Council Chamber**

**6:00 P.M**

**Regular Joint Closed Session**

**Regular Joint Closed Session Call to Order and Roll Call**

1. **Approval of the Closed Session Agenda (Government Code § 54957.7(a))**
2. **Joint Closed Session Community Forum**
3. **Adjournment into Closed Session**
- 4A. **Personnel Matters (Government Code § 54957.6)** (*ML Gordon, Assistant City Manager*)  
City Manager Recruitment
- 4B. **Potential/Pending litigation (Government Code § 54956.9 (a))** (*Vincent C Ewing, City Attorney*)
  1. Page Mill/Woodland Park v. City of East Palo Alto, et al., Litigation  

<u>Case Name</u>	<u>Case Number</u>
1. Page Mill/Woodland Park v. CEPA, et al.	CIV 469315
2. Page Mill/Woodland Park v. CEPA, et al.	CIV 474682
3. Page Mill/Woodland Park v. CEPA, et al.	CIV 474521
4. Page Mill/Woodland Park v. CEPA, et al.	CIV 474732
5. Page Mill/Woodland Park v. CEPA, et al.	CIV 475139
6. Page Mill/Woodland Park v. CEPA, et al.	CIV 478790
7. Page Mill/Woodland Park v. CEPA, et al.	CIV 477568
8. Page Mill/Woodland Park v. CEPA, et al.	CIV 477567
9. Page Mill/Woodland Park v. CEPA, et al.	CIV 480138
10. Page Mill/Woodland Park v. CEPA, et al.	CIV 480456
11. Page Mill/Woodland Park v. CEPA, et al.	CIV 482848
12. Page Mill/Woodland Park v. CEPA, et al.	CIV 486819
13. Page Mill/Woodland Park v. CEPA, et al.	483884
14. Page Mill/Woodland Park v. CEPA, et al.	Not assigned

**7:30 P.M REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
Joint Call to Order and Roll Call**

**5. APPROVAL OF AGENDA**

**6. CONSENT CALENDAR - City Council/Redevelopment Agency Ordinances, Resolutions/ Informational Reports/Approval Actions and Motions**

**Other Actions-Informational reports, Motions**

**A.** Authorization Request to apply for a Roberti-Z'Berg-Harris Urban Open Space and Recreation Block Grant per Capita Program - 2000- grant of \$1,159 for park improvements. (*Meda Okelo, Director – Community Services*)

**B. Ordinance – 2<sup>nd</sup> Reading**

TMG Ravenswood Palms LLC, (TMG LLC) seeking: a) Redevelopment Agency Board approval to extend the Owner Participation Agreement (OPA) between the Redevelopment Agency and the developer, and b) City Council approval to extend the Development Agreement (DA) between the City of East Palo and the developer, for the construction of a mixed use retail/office development on a 2.59 acre site in two buildings, the “University” building at the northeast corner of University Avenue @ Donohoe Street totaling 296,830 square feet and the “Palms” building at the northeast corner of Donohoe Street @ Capitol Avenue totaling 173,653 square feet. The total square footage of both buildings includes 279,651 square feet of parking area, and 20,507 of ground floor retail

**C.** Minutes (Minette Warren, Deputy Clerk, Office of the City Clerk)

11/17/09 Reg Jnt CC RDA meeting

12/01/09 Reg Jnt CC RDA and Council Re Org Meeting

12/10/09 Special City Council Strategic Planning Meeting

12/15/09 Reg Jnt CC RDA Meeting

**D.** Claim: None

**Recommendation:** That Council Approve the Consent Calendar

**Items 7, 8 and 9 may be addressed during Community Forum only, unless otherwise approved by Council**

**7. Written Communications:**

- A. Request for Waiver of Planning Application Fee of \$3,695.00 and Other Impact Fees not yet Calculated for the Emancipated Youth Project  
*(Robert Jones, Director – EPA Can DO)*
- B. Introduction of WiFi101 for the City of East Palo Alto  
*(Anita Cuellar, Manager- www.WiFi101.Net)*

**8. Special Presentation: None**

**9. Oral Reports**

- A. Reports Out of Closed Session
- B. Staff Reports:
  - 1. Rent Stabilization Ordinance *(City Attorney)*
  - 2. Fiscal Year 2010-2011 City/RDA Budget Schedule *(Stephanie Osaze, Director, Finance)*
  - 3. Discussion Regarding City Council Cell Phone Policy Discussion
- C. City Council/Redevelopment Agency Reports

**10. Community Forum**

**11. Policy and Action City Council Resolutions/Ordinance-First Readings, Informational Reports/ Approval Actions**

- A. By Separate motions, accept the Fiscal Year 2008-09 Financial Statements for:
  - 1. The City, including the supporting reports *(Stephanie Osaze, Finance Director & Peter Yee, Senior Financial Services Manager)*
    - City's Comprehensive Annual Financial Report (CAFR)
    - Management Letter (Memorandum of Internal Control & Required Communications)
    - Proposition 111 Appropriation Limit Report
    - Measure A Special Revenue Report

- Deferred Compensation 401(A) and 401(K) Report
  - Single Audit Report
2. The Redevelopment Agency Financial Statements  
*(Stephanie Osaze, Finance Director & Peter Yee, Senior Financial Services Manager)*
- B.** Measure C. Consultant Proposal: *(Ron Davis, Police Chief)*
- Securing the services of a consultant to assist the City in developing a Measure C expenditure strategy in an amount not to exceed \$35,000
- Negotiate, via sole source, with a public safety consultant, to develop the Measure C Expenditure Strategy in an amount not to exceed \$35,000
- Recommendation:**
- That the City Council authorize the City Manager to secure the services of a public safety consultant to assist the City in developing a Measure C Expenditure Strategy, in an amount not to exceed \$35,000.
- That the City Council authorize the City Manager to negotiate, via sole source, with Mr. Joseph Brann of Brann Associates to develop the Measure C Expenditure Strategy in an amount not to exceed \$35,000.
- C.** Grand Jury Report Response: Re-thinking the Waste Management RFP Process by the South Bayside Waste Management Authority *(Alvin James, City Manager)*
- Recommendation:** That Council Accept Report and Direct City Manager to submit it as the City's Response to the 2008- 2009 Grand Jury Report
- D.** Discussion of 12/10/09 Strategic Planning Retreat Information
- Recommendation:** That Council Accept and File Report
- E.** Discussion of Agenda Format - *(City Council)*
- Recommendation:** That Council Complete Discussion and Provide Direction
- F.** Planning Grants for Fiscal Year 2010/2011 *(Brent Butler, Planning Dept. Manager)*
- Recommendation:** Receive and file this report that identifies planning grants to support revision of the General Plan and to implement specific City Council priorities

- G. Rent Stabilization Board Request For Additional Funds in the Amount of \$4,200 to Increase a Proposed Contract for Community Legal Services (CLS) to Provide Outreach and Education for Tenants.  
*(Wilbert Lee, Housing Director)*

**Recommendation:** That the City Council consider a request by the Rent Stabilization Board to authorize the City Manager to Increase the amount of the FY2009/2010 line item designated for tenant outreach and education in the amount of \$4,200.

## 12. Adjournment