



City of East Palo Alto

DATE POSTED: Friday, June 11, 2010
DATE REPOSTED: Sunday, June 13, 2010

Time: 4:25p.m.
Time: 1218p.m.MW

AMENDED AGENDA

By: Minette Warren

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, June 15, 2010

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

2415 University Ave-First Floor - City Council Chamber

Note to the Public-you can View Staff Reports as PDF's [ON MONDAY, JUNE 14, 2010](#), following each Corresponding Agenda Item as Numbered, on the City's Web Site, City Council Agenda/Minutes Page at www.ci.east-palo-alto.ca.us

6: 00 P.M

Regular Joint Closed Session

Regular Joint Closed Session Call to Order and Roll Call

Approval of the Closed Session Agenda (Government Code § 54957.7(a))

Joint Closed Session Community Forum

3. Adjournment into Closed Session

4. Personnel Matters (Government Code § 54957.6) (ML Gordon, Assistant City Manager, Office of the City Manager)

City Manager Recruitment
City Attorney Evaluation

5. Labor Negotiations (Government Code §54957) (ML Gordon, Assistant City Manager, Office of the City Manager)

Police Officer's Association

6. Property Negotiations (Government Code § 54956.8: Conference With Real Property Negotiator)

APN# 063-292-170, 063-292-160, 063-292-190, 063-292-200
(Carlos Martinez, RDA Division Manager)

Cummings Park In Lieu Fees

Shuman Business Partnership ENA

7. Potential/Pending litigation (Government Code § 54956.9 (a)) (Vincent C Ewing, City Attorney)

Page Mill/Woodland Park v. City of East Palo Alto, et al., Litigation

<u>Case Name</u>	<u>Case Number</u>
Page Mill/Woodland Park v. CEPA, et al.	CIV 474732
Page Mill/Woodland Park v. CEPA, et al.	CIV 478790
Page Mill/Woodland Park v. CEPA, et al.	CIV 477568
Page Mill/Woodland Park v. CEPA, et al.	CIV 477567
Page Mill/Woodland Park v. CEPA, et al.	CIV 480456 (Brown Act
RSB) Page Mill/Woodland Park v. CEPA, et al.	CIV 482848 (Substantial
Rehab Exemption) Page Mill/Woodland Park v. CEPA, et al.	CIV 486819
Page Mill/Woodland Park v. CEPA, et al.	CIV 483884
Page Mill/Woodland Park v. CEPA, et al.	CIV 486152 (Fiscal

Merger)

East Palo Alto Merchants Association (EPAMA)

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

Joint Call to Order and Roll Call

8. APPROVAL OF AGENDA

9. Advisory Body Interviews and Appointments - (Minette Warren, Deputy City Clerk, Office of the City Clerk)

Senior Advisory Committee

Mrs. Ola Augmon (Term Expired)

Mrs. Ruth Cossey (New Applicant for Regular Term)

Mr. Michael Francois (New Applicant for Regular Term)

Planning Commission

Mrs. Renee Glover Chantler (Seat 1-TermExpired)

Mr. Bernardo Huerta (Seat 2- Term expired)

Mr. Lap-Ping Wong (New Applicant for Regular Term)

Rent Stabilization Board
Mrs. Midge Dorn (Seat 1–Term Expired)
Mr. Robert Allen Fisk (Seat 7 – Term Expired)
Mr. Matthew (New Applicant for Tenant Alternate)
Mr. Arnold L. Hart (Seat 5- Term Expired)
Ms. Veronica Ndegwa (New Applicant-Tenant Regular)
Mrs. Shryee Randolph (Seat 6 – Term Expired, now Applicant for Tenant Alternate)

Public Works and Transportation Commission
Mrs. Nancy Edelson (Regular – Term Expired)
Mr. Bernardo Huerta (Seat 6 – Term Expired)
Mr. Richard Tso (New Application)

Recommendation: That Council interview the applicants, make appointments by majority votes on motions and direct staff to bring back a resolution approving the advisory body appointments

ATTACHMENT: [Item9-061510AdvisoryBodyApplicantInterviewsAdminStaffReport.pdf](#)

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

Actions and Motions

10. A Resolution Approving an Exclusive Negotiating Rights Agreement (ENRA) with the Drew Health Foundation to negotiate the terms and conditions of a Purchase and Sale Agreement to acquire four parcels near the intersection of University Avenue and Donohoe Street. (APN's: 063-292-170, 063-292-160, 063-292-190, and 063-292-200) – (Russell Averhart, Project Manager, RDA Division)

Recommendation: That Council Adopt the resolution Approving an Exclusive Negotiating Rights Agreement (ENRA) with the Drew Health Foundation to negotiate the terms and conditions of a Purchase and Sale Agreement to acquire four parcels near the intersection of University Avenue and Donohoe Street. (APN's: 063-292-170, 063-292-160, 063-292-190, and 063-292-200)

ATTACHMENT: [Item10-061510-DrewFoundationPurchaseandSaleAgreement.pdf](#)

11. Automated Records Management System Request For Proposal - (Minette Warren, Deputy City Clerk, Office of the City Clerk)

12. Authorization to implement the City's 27th Anniversary Parade and Community Celebration and to commit \$2744.00 in General Fund expenditures to cover city staff costs - (*Meda Okelo, Director, Community Services Department*)

ATTACHMENT: [Item12-061510-ImplementtheCitys27thAnnivParade-CoomunityCelebration.pdf](#)

13. Augment existing design services contract with Callander Associates for unanticipated technical services in an amount not to exceed \$46,812 from Park In Lieu fees – (*Lily Lee, Project Consultant, Cooley Landing Project*)

ATTACHMENT: [Item13-061510-AugmentexstingCallandercontractforCooleyLandingProject.pdf](#)

14. Minutes (Regular CC-RDA Meetings)-(Minette Warren, Deputy City Clerk, Office of the City Clerk)

04/16/2010 Regular Joint CC RDA Meeting

05/04/2010 Regular Joint CC RDA Meeting

05/20/2010 Regular Joint CC RDA Meeting

05/26/2010 Special City Council FY 2010-11 Budget Study Session

06/01/2010 Regular Joint CC/RDA Meeting

ATTACHMENT: [Item14-061510-041610-050410-052010-060110ReqCCRDAMins-052610SpecCCRDAFY10-10BudSess.pdf](#)

15. Authorize the extension of the Agreement with Lance Bayer for Professional Services as Contract Attorney - (*Vincent C. Ewing, City Attorney*)

Recommendation: That Council Adopt the Resolutions and Approve the Motions

ATTACHMENT: [Item15-061510PA-Lance BayerContract..pdf](#)

Item 9; the Consent Calendar; and, Items 16,17 and 18 may be addressed during Community Forum only, unless otherwise approved by Council

16. Written Communications: On behalf of the City of East Palo Alto Community Emergency Preparation Plan for Relief and Recovery (CE-PP-RR), the Citizen Response Team Volunteers Volunteer citizens group working for on solutions for Gang Intervention and Prevention would like to make a formal presentation - Halim Mustafa, MDA Founder/President

17. Special Presentations:

Information Technology – M L Gordon, Assistant City Manager and Tony Gelphman, Manager of Information Technology)

18. Special Measure “C” Proposals Presentation and Decisions

Recommendation: That Council, By Motion, Receive the Oversight Committee Recommendation and Give Appropriate Direction Staff to bring back a resolution

19. Oral Reports

Reports Out of Closed Session-

Staff Reports

Request permission to schedule 06-29 Garbage Rate Increase Study Session - (Stephanie Osaze, Director, Finance Department)

ATTACHMENT: [Item19-061510RequestforaSpecialStudyWorkshoponSolidWasteRateIncrease.pdf](#)

20. City Council/Redevelopment Agency Reports

21. Community Forum

22. PUBLIC HEARINGS

Housing Element - (Brent Butler, Planning Manager, AICP, CFM , Brad Tarr, Senior Planner, AICP, Guido Persicone, Planner, Planning Division) (Continued from 04-06-10 Regular Joint CC RDA Meeting)

Adopt by Resolution the Housing Element, as amended at the workshop, and MND, and

Approve the Planning Division’s proposed Housing Action Plan timeline as outlined in the Gantt chart, and as may be amended during the budget process

Location: Citywide **Owner/Applicant:** City of East Palo Alto

Recommendation: Re-Open the Hearing, Accept testimony, Close the Hearing and To Approve a Resolution Adopting a Mitigated Negative Declaration and Amending the General Plan for Purposes of Adopting the 2010 East Palo Alto Housing Element

ATTACHMENT: [Item22A-061510HousingElement.pdf](#)

4 Corners – (Carlos Martinez, RDA Division Manager, RDA Division)

Agency consideration of a Resolution approving a Mitigated Negative Declaration, and authorizing the Redevelopment Agency Executive Director to execute the First Amendment to the 4 Corners OPA/DDA and the First Amendment to the Option and Purchase Agreement with San Mateo County for the Post Office parcel

Recommendation: That Council Open the Public Hearing, Approve Staff's Request for Continuance and Continue the Public Hearing to the next Regular CC RDA Meeting

ATTACHMENT: [Item22B-061510-PH-4CornersMitigatedNegDecandAmendOPADDA.pdf](#)

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

CITY

23. Authorizes the City Manager to enter into a contract with Habitat for Humanity (HfH) for an amount not to exceed \$500,000 to acquire eight (8) foreclosed single family houses and establish a “sweat equity” first time homebuyer program in East Palo Alto.

– (Wilbert Lee, Director, Housing Department) (Continued from 06-01-2010 Regular Joint CC RDA Meeting)

Recommendation: That the City Council authorizes the City Manager to enter into a contract with Habitat for Humanity (HfH) for an amount not to exceed \$500,000 to acquire eight (8) foreclosed single family houses and establish a “sweat equity” first time homebuyer program in East Palo Alto.

ATTACHMENT: [Item23-061510-PA-HabitatforHumanities.pdf](#)

24. Authorize the City Manager to fund, and enter into a contract agreement with Renaissance Entrepreneurship Center, to provide technical assistance, to East Palo Alto small businesses in an amount not to exceed \$30,000 -(Carlos Martinez, RDA Division Manager, RDA Division)

Recommendation: That the Council Adopt the resolution Authorizing the City Manager to fund, and enter into a contract agreement with Renaissance Entrepreneurship Center, to provide technical assistance, to East Palo Alto small businesses in an amount not to exceed \$30,000.

ATTACHMENT: [Item24-061510-PA-RenaissanceEntrepreneurshipAgreement.pdf](#)

25. Authorizing the RDA Interim Executive Director to execute an Agreement with KEMA, Inc. to produce a Climate Action Plan for the City of East Palo Alto in an amount not to exceed \$30,000 – (Carlos Martinez, RDA Division Manager, RDA Division)

ATTACHMENT: [Item25-061510-RetainKEMAdevelopClimateActionplan.pdf](#)

Recommendation: That the Agency Authorize the Interim Executive Director to execute an Agreement with KEMA, Inc. to produce a Climate Action Plan for the City of East Palo Alto in an amount not to exceed \$30,000

26. Adopt a resolution supporting Youth Community Services, in partnership with the City of East Palo Alto, in a grant application for the “Promise Neighborhood Program” grant, in the amount of \$400,000, from the United States Department of Education.- (Ronald Davis, Chief of Police, Police Department)

Recommendation: That Council Adopt the Resolution

ATTACHMENT: [Item26-061510-PA-InsupportofPromiseNeighborhoodsYouthCommunityServices.pdf](#)

ATTACHMENT: [Item26-061510-051810CCRDAMtg-ChildrensZonePresentationInfo.pdf](#)

27. Council guidance regarding the future of 1960 Tate Street as a City Facility – (Alvin D. James, City Manager)

Recommendation: That the City Council approve a resolution, rescinding Council resolution number 2625, and permanently designating 1960 Tate Street as a City facility

ATTACHMENT: [Item27-061510-CouncilGuidanceforfutureof1960TateasCityFacility.pdf](#)

28. Recommendation Regarding One Year Funding to Support Continued Operation of the East Palo Alto Shuttle Service

Recommendation: That the City Council consider utilizing \$160, 000 in Transient Occupancy Tax (TOT) proceeds from its Children, Youth, Families, and Seniors 10 percent allocation to augment shuttle service funding for Fiscal Year 2010-11.

ATTACHMENT: [Item28-061510-EPAShuttleFunding.pdf](#)

29. ADJOURNMENT