



# City of East Palo Alto

## *Mission Statement*

*The City of East Palo Alto provides responsive, respectful, and efficient public services to enhance the quality of life and safety for our multi-cultural community.*

DATE POSTED: Friday, April 8, 2011

Time: 2:30p.m.

By: *Minette Warren*

**TUESDAY, APRIL 12, 2011**

## **SPECIAL CITY COUNCIL CLOSED SESSION**

**TIME: 5:30 PM 6:30P.M.**

## **CITY COUNCIL STUDY SESSION MEASURE "C"**

**TIME: 6:30 – 8:30P.M.**

## **SPECIAL CITY COUNCIL MEETING**

**8:30P.M.**

**EPA Government Center  
2415 University Ave - First Floor - City Council Chamber**

The public may view the Staff Reports listed herein at the City's Website, [www.ci.east-palo-alto.ca.us](http://www.ci.east-palo-alto.ca.us), under the corresponding agenda located on City Council Agenda/Minutes Page.

**COMMUNITY FORUM AND SPECIAL PRESENTATIONS:** Members of the audience may address the Council on any agenda item or on any item of interest to the public within the Council's purview, before or during the Council's consideration of the item. If you wish to address the Council, please fill out a Speaker Sheet and give it to the City Clerk. When your name is called, step to the podium and state your name and address for the record. Speakers are limited to two minutes each, and presentations are limited to 10 minutes. The Mayor has the discretion to lengthen or shorten the allotted times.

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**5:30**

### **Special Closed Session**

#### **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**

**4. Personnel Matters (Government Code § 54957)** (Carlos Romero, Mayor; Stephanie Osaze, Assistant City Manager/Human Resources)

a. City Attorney Recruitment

**5. Potential / Pending Litigation (Government Code § 54956.9 (a))**

a. DKB Homes (*Karen Tiedemann, RDA Counsel*)

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**6:30 PM**

**STUDY SESSION**

**CALL TO ORDER AND ROLL CALL**

**6. APPROVAL OF AGENDA**

**7. MEASURE “C” ANALYSIS UPDATE**

**ATTACHMENT:** [Item7MeasureCAnalysisUpdate.pdf](#)

**8. ADJOURNMENT**

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**8:30PM**

**Special City Council Meeting**

**9. Special City Council Meeting Call to Order and Roll Call**

**10. Approval of Special City Council Meeting Agenda**

**Consent Calendar – Informational Reports, Ordinances, Resolutions**

**11. City/County Government Association (C/CAG) Joint Powers Authority Agreement**  
(*Carlos Romero, Mayor, ML Gordon, City Manager*)

1. Review and adopt a Resolution authorizing continued participation in the City/County Association of Governments of San Mateo County (C/CAG); and
2. Approve the Joint Powers Agreement in accordance with the staff recommendations.

**ATTACHMENT:** [Item11CCAGJPAAgreement.pdf](#)

**12. Guidance for Mid Peninsula Regional open Space District (MPROSD) regarding Community Preferred Alternative for the Ravenswood Business District/4 Corners Transit Oriented Development Specific Plan** (*Sean Charpentier, RDA Project Coordinator II, RDA Division*)

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

ATTACHMENT: [Item12MPROSDGuidance.pdf](#)

Written Communications

13. **Request for Fee Waiver for Non-profit Community Event at Bell Street Park** (*Brenda Berys, the 1-800 JC Project*)

ATTACHMENT: [Item13RequestforFeeWaiver.pdf](#)

Oral Reports

14. Measure “C” Exemption Process – Brenda Olwin, Acting Finance Director
15. **Community Forum**

Policy and Action – Informational Reports, Ordinances, Resolutions  
RDA (PLEASE NOTE: ITEMS 16 AND 17 ARE COMBINED UNDER ITEM 17)

16. **Approve the Assignment of the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC; and, between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto** (*Carlos Martinez, RDA Manager, RDA Division*)
- a. Recommendation: Adopt a Resolution* that the Redevelopment Agency Board Approve the assignment of the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC to the City of East Palo Alto
- b. Recommendation: Adopt a Resolution* that the Redevelopment Agency Board Approve the assignment of the Owner Participation Agreement between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto

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17. **Accept the Assignment of Redevelopment Agency of East Palo Alto's interest In the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC; and between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto** (*Carlos Martinez, RDA Manager, RDA Division*)
- a. Recommendation:* That Council adopt a Resolution approving and accepting the Assignment of Redevelopment Agency of East Palo Alto's interest In the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC to the City of East Palo Alto
- b. Recommendation:* That Council adopt a Resolution approving and accepting the Assignment of the City's Redevelopment Agency of East Palo Alto's interest in the Owner Participation Agreement between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto

ATTACHMENT: [Item16and17RDAAsgnmntsandCityAcceptanceofInterestinOPAs.pdf](#)

18. **Authorizing the City Manager to enter into a Professional Services contract with David Nieto to provide Human Resource Services for an amount not to exceed \$112,500** (*Stephanie Osaze Interim Assistant City Manager*)

**Recommendation:** That Council adopt a Resolution authorizing the City Manager to enter into a Professional Services contract with David Nieto to provide Human Resource Services for an amount not to exceed \$112,500

**ATTACHMENT:** [Item18ContractforHumanResourceServices.pdf](#)

19. **Ravenswood Health Clinic Lease Renewal Ground Lease Agreement between the City of East Palo Alto and the Ravenswood Family Health Center at 1798 Bay Road, East Palo Alto, CA** (*Russell Averhart, RDA Project Manager, RDA Division*)

**Recommendation:** Staff recommends that the City Council:

1. Adopt a Resolution renewing the Ground Lease between the City and the Ravenswood Family Health Center (RFHC) for two years, under the same terms, with one additional condition: that the Ravenswood Family Health Clinic (RFHC) acknowledge both the Redevelopment Agency and the City of East Pal Alto as key supporters/partners on its website, promotional material, including using the Official City Logo. The new lease will be set to expire April 17, 2013; and
2. That the RFHC entering into a no-cost two-year Exclusive Negotiating Rights Agreement (ENRA), with the goal of executing a Development and Disposition Agreement, (DDA) with the initial general development program of a Permanent Clinic, office space for non-profit organization, and potentially senior housing on sites outlined in Attachment 4.

**ATTACHMENT:** [Item19RavenswoodFmHlthCtrGroundLeaseAgreement.pdf](#)

20. **Adjournment**