



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.

ACTION MINUTES

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, under the corresponding agenda located on City Council Agenda/Minutes Page.

LET THE RECORD NOTE: NO SPECIAL MEETING HELD AS COUNCIL DID NOT HAVE A QUORUM PRESENT TO DISCUSS AND ACT ON CITY BUSINESS, THE STUDY SESSION WAS HELD AS NO ACTION IS REQUIRED FOR A STUDYS ESSION

5:30 Special Closed Session

Closed Session Call to Order and Roll Call

Abrica, Evans, Romero (Absent: Woods and Martinez – Excused Absences)

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

MOTION/SECOND: WOODS/MARTINEZ VOTE: 3-0

2. Joint Closed Session Community Forum: None

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*)

6:30 PM

STUDY SESSION

Interim City Attorney Armento did report out of closed session at this point in the meeting:

As to Item 4: No Action Taken

As to Item 5: Councilmember Evans left the meeting at the end of the discussion by Council on Item 4, there was no quorum to continue the final closed session item, (5), And Council adjourned out of closed session.

CALL TO ORDER AND ROLL CALL

6. **APPROVAL OF AGENDA**
7. **MEASURE "C" ANALYSIS UPDATE**
- 8.

Mayor Romero explained as noted above that the Council no longer had a quorum after Councilmember Evans' departure to hold the Special Council meeting. However, he felt that they could proceed with the study session as no action of Council was required.

Staff gave a summary of the report, the consultants, Dr. Peter Ellis and Gail Orteaga gave input as to how the project was progressing.

The Interim City Attorney gave legal input regarding the ordinance's requirements as to the Measure "C" Committee, Council's responsibility, roles and other legal information. Measure "C" Committee's role: Advisory; Council's role: Legislative and Judiciary.

8. **ADJOURNMENT**
-

ALL ITEMS ON THE SPECIAL CITY COUNCIL MEETING AGENDA TO BE CARRIED OVER TO THE NEXT REGULAR MEETING

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**
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

CITY

- 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: [Item16and17RDAAsqnmntsandCityAcceptanceofInterestinOPAs.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