



City of Oakland Meeting Minutes

Office of the City Clerk
Oakland City Hall
1 Frank H. Ogawa Plaza
Oakland, California 94612
LaTonda Simmons, City Clerk

***Special Concurrent Meeting of the Redevelopment Agency and Council Community & Economic Development Committee**

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, February 26, 2008

3:30 PM

Hearing Room One - 1st Floor

Roll Call / Call to Order

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Councilmember Excused: 1 - Member Chang

Councilmember Present: 3 - Chair Brunner, Member Reid and Member De La Fuente

The Oakland City Council Public Works Committee convened at 3:50 p.m., with Councilmember Jane Brunner presiding as Chairperson.

- 1 Approval of the Draft Minutes from the Committee Meeting held on January 22, 2008

**Deferred to *Community & Economic Development Committee on
3/11/2008**

- 2 Determination of Schedule of Outstanding Committee Items

***Approve as Submitted**

- 3 Subject: Affordable Housing Development Activities
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Reallocating \$3,149,262 In Home Program Income Funds From The Housing Rehabilitation Program To The Housing Development Program And Amending The 2007 - 2008 Consolidated Plan Action Plan Accordingly; And

[07-0941](#)

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A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang

Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

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[81109 CMS.pdf](#)

2) A Resolution Amending Resolutions No. 79782 And 80478 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Citizens Housing Corporation For The Altenheim Senior Housing Phase 2 Rental Project Located At 1720 MacArthur Boulevard By \$2,230,000 For A Total City Loan Amount Of \$5,815,000, And To Extend For 12 Months The Time Funds Are Reserved For The Project; And

[07-0941-1](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang

Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[81110 CMS.pdf](#)

3) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,499,453 To East Bay Asian Local Development Corporation And The Related Companies Of California Jointly For The Lion Creek Crossings Phase IV Rental Project Located At 69th Avenue And Snell Street; And

[07-0941-2](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang

Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[81111 CMS.pdf](#)

4) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$1,390,167 To Resources For Community Development For The 720 E. 11th Street Project; And

[07-0941-3](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang

Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[81112 CMS.pdf](#)

5) A Resolution Adopting An Oakland Resident And Oakland Worker Preference Policy For Affordable Housing Developments Funded Through The City's Notice Of Funding Availability Process; And
[07-0941-4](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

6) An Agency Resolution Appropriating \$8,985,650 From Fund Balance In Low And Moderate Income Housing Funds To The Housing Development Program; And
[07-0941-5](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0014 CMS.pdf](#)

7) An Agency Resolution Appropriating \$533,429 Of Investment Earnings From The 2000 Subordinated Affordable Housing Bond Issue And \$2,955,991 Of Investment Earnings From The 2006 Housing Bond Proceeds Fund For Housing Development Activities, And Reallocating \$452,808 In 2000 Subordinated Affordable Housing Bond Funds From The Site Acquisition Program For Housing Development Activities; And
[07-0941-6](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0015 CMS.pdf](#)

8) An Agency Resolution Amending Resolution No. 2007-0032 C.M.S. To Extend For Twelve Months The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$1,753,000 To Citizens Housing Corporation For The Altenheim Senior Housing Phase 2 Rental Project Located At 1720 MacArthur Boulevard; And
[07-0941-7](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0016 CMS.pdf](#)

9) An Agency Resolution Amending Resolution No. 2006-0026 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To East Bay Habitat For Humanity By \$789,000 For The Edes B Homes Project Located At 10800 Edes Avenue For A Total Loan Amount Of \$3,601,000; And
[07-0941-8](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0017 CMS.pdf](#)

10) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$1,652,000 To Alameda County Social Service Agency, Fred Finch Youth Center, And Affordable Housing Associates For The Emancipation Village Project Located At 3800 Coolidge Avenue, Oakland; And
[07-0941-9](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0018 CMS.pdf](#)

11) An Agency Resolution Amending Resolutions No. 2006-0029 And 2007-0029 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To FHP Housing Associates For The Foothill Plaza Rental Project Located At 6311 Foothill Boulevard By \$1,300,000 For A Total Loan Amount Of \$2,910,000, And To Extend For 12 Months The Time Funds Are Reserved For The Project; And
[07-0941-10](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0019 CMS.pdf](#)

12) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,400,000 To Affordable Housing Associates For The Fairmount Apartments Project Located At 401 Fairmount Avenue; And
[07-0941-11](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0020 CMS.pdf](#)

13) An Agency Resolution Amending Resolution No. 2007-0021 C.M.S. To Extend By One Year The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$5,133,000 To Oakland Housing Initiatives And Christian Church Homes Of Northern California Jointly For The Harrison Street Senior Housing Project Located At 1633 Harrison Street And 321 17th Street; And
[07-0941-12](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0021 CMS.pdf](#)

14) An Agency Resolution Amending Resolution No. 2007-0025 C.M.S. To Extend By One Year The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$6,032,000 To Christian Church Homes Of Northern California For The Hill-Elmhurst Senior Housing Project Located At 9415-9437 International Boulevard; And [07-0941-13](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0022 CMS.pdf](#)

15) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$2,980,547 To East Bay Asian Local Development Corporation And The Related Companies Of California Jointly For The Lion Creek Crossings-Phase IV Rental Project Located At 69th Avenue And Snell Street; And [07-0941-14](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0023 CMS.pdf](#)

16) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,584,000 To BRIDGE Housing, Inc., For The St. Joseph's Affordable Homeownership Phase IIa Project Located At 2647 International Boulevard [07-0941-15](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0024 CMS.pdf](#)

17) An Agency Resolution Amending Resolution No. 2006-0028 C.M.S. To Extend To March 20, 2009, The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$3,000,000 To The Oakland Housing Authority For The Tassafaronga Village Project Located At 919 85th Avenue; And
[07-0941-16](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0025 CMS.pdf](#)

18) An Agency Resolution Amending Resolution No. 2006-0023 C.M.S. To Extend The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$1,868,000 To East Bay Habitat For Humanity For The Tassafaronga Village Homeownership Project Located At 949 85th Avenue; And
[07-0941-17](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0026 CMS.pdf](#)

19) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$4,859,833 To Resources For Community Development For The 720 E. 11th Street Project; And
[07-0941-18](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[2008-0027 CMS.pdf](#)

20) An Agency Resolution Adopting An Oakland Resident And Oakland Worker Preference Policy For Affordable Housing Developments Funded Through The Agency's Notice Of Funding Availability Process
[07-0941-19](#)

A motion was made by Member Reid, seconded by Member De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

The following individual(s) spoke on this item:

- *Dung Thi Tran*
- *Quinton Lowry Shaw*

4 Subject: West Oakland Façade And Tenant Improvement Programs
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Allocating Seventy-Five Thousand Dollars (\$75,000) To The West Oakland Façade Improvement Program And Tenant Improvement Program For Design Services For Projects, And Authorizing Amendments To Design Contracts Under The Programs For The Increased Funding

[07-0942](#)

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A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

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[2008-0010 CMS.pdf](#)

2) An Agency Resolution Adopting The West Oakland Neighborhood Project Initiative Program And Allocating Two Hundred Thoussand Dollars (\$200,000) For The Program From West Oakland Redevelopment Project Funds
[07-0942-1](#)

A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

The following individual(s) spoke on this item:

- Jennie Mollica
[2008-0011 CMS.pdf](#)

5 Subject: Metropolitan Transportation Commission Grants
From: Community and Economic Development Agency
Recommendation: Adopt A Resolution Authorizing The Application For, Acceptance And Appropriation Of Up To \$750,000 From The Metropolitan Transportation Commission's Station Area And Focus Planning Grant Program For The Lake Merritt BART Station Project, And Up To \$750,000 For The Upper Broadway Corridor Retail Project (TITLE CHANGE)
[07-0943](#)
[Play Video](#)

A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

The following individual(s) spoke on this item:

- Sanjiv Handa
[View Report.pdf](#)
[View Supplementatl Report.pdf](#)
[81094 CMS.pdf](#)

6 Subject: 66th Avenue Streetscape Project
From: Community and Economic Development Agency
Recommendation: Adopt A Resolution Authorizing The City Administrator To Accept And
Appropriate Up To \$387,115 In Fiscal Year 2007-2008 Transportation Fund For Clean Air
Regional Funds From The Bay Area Quality Management District For The 66th Avenue
Streetscape Project
[07-0963](#)
[Play Video](#)

**A motion was made by Member Reid, seconded by Member De La Fuente,
that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on March 4, 2008 as a Consent Calendar item. The
motion carried by the following vote:**

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[View Report.pdf](#)
[81095 CMS.pdf](#)

7 Subject: Economic Strategy - City Of Oakland
From: Community and Economic Development Agency
Recommendation: Receive A Progress Report From The Oakland Chamber Of Commerce On
The Oakland Partnership's Development Of An Economic Strategy For The City Of Oakland
[07-0961](#)

**A motion was made by Member De La Fuente, seconded by Member Reid,
that this matter be *Received and Filed. The motion carried by the
following vote:**

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

*Pursuant to Section 2.20.080(E)2 of the Sunshine Ordinance an urgency finding
was made at the February 21, 2008 Rules and Legislation Committee to place
this item on the agenda for the following reasons: That there is a need to take
immediate action which came to the attention of the local body after the agenda
was posted, and that the need to take immediate action is required to avoid a
substantial adverse impact that would occur if the action were deferred to a
subsequent special or regular meeting.*

*This item requires an urgency finding pursuant to Section 2.20.080 E(2) of the
Sunshine Ordinance requiring a 2/3 majority vote.*

*The Committee directed staff (legislative analyst) to work with Oakland
Partnership to develop a course of action to get Council's input on Oakland
Partnership Economic Development Work Plan and bring back to a future
Committee meeting, no specified date.*

The following individual(s) spoke on this item:

- Bill Aboudi
 - Patrick McIntyre
 - Liz Redman
 - Peter Leahy
 - James Nixon
 - Doug Davis
 - Sanjiv Handa
- [View Report.pdf](#)

8 Subject: Estuary Policy Plan Update
From: Community And Economic Development Agency
Recommendation: Action On A Report And Recommendation On Funding A Public Planning
Process And Adoption Of A Specific Plan For The Area From 19th Avenue To 54th Avenue
And Between Interstate 880 And The Estuary
[07-0430-1](#)
[Play Video](#)

A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

The following individual(s) spoke on this item:

- Sharon Cornu
- Andy Nelson
- Donna M. Lucas
- Ali Siddiqui
- Nicholas B. Peruino
- Scott Peterson
- [View Report.pdf](#)
- [View Report.pdf](#)
- [View Supplemental.pdf](#)
- [View Report.pdf](#)
- [View Supplemental Report.pdf](#)

9 Subject: Housing Program Grants
 From: Community and Economic Development Agency
 Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing The Submittal Of Applications To The California Department Of Housing And Community Development For Funding Under The Transit Oriented Development Housing Program For The Coliseum BART Transit Village Project, The MacArthur Transit Village Project, And The West Oakland Transit Village Project, And Authorizing Acceptance And Appropriation Of Grant Funds From This Program And The Execution Of Standard Agreements And Any Related Documents Necessary, If Selected For Funding; And
[07-0998](#)

A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente
[View Report.pdf](#)
[2008-0028 CMS.pdf](#)

2) An Agency Resolution Authorizing The Submittal Of Applications To The California Department Of Housing And Community Development For Funding Under The Infill Housing Program For The MacArthur Transit Village Project, The Uptown Project, The West Oakland Transit Village Project, And The Hill-Elmhurst Plaza Project And Authorizing Acceptance And Appropriation Of Grant Funds From This Program And The Execution Of Standard Agreements And Any Related Documents Necessary, If Selected For Funding
[07-0998-1](#)

A motion was made by Member De La Fuente, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on March 4, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Committee Member Chang
Councilmember Aye: Chair Brunner, Member Reid and Member De La Fuente

The following individual(s) spoke on this item:

- Gilda Gonzales
- Carol Galante
- Sanjiv Handa
[2008-0029 CMS.pdf](#)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

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The following individual(s) spoke under Open Forum:

- Sanjiv Handa

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 5:45 p.m.

* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

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