

May 19, 2008

**To:** Honorable Mayor Gayle McLaughlin  
Members of the City Council

**From:** Finance, Administrative Services and Economic Development Committee

**SUBJECT:** SUMMARY  
Finance, Administrative Services and Economic Development Committee  
Friday, May 16, 2008, 9:15 a.m.

**Attendance:** Present: Chair Viramontes and Members Lopez and Rogers.

Absent: Councilmember Butt

**FINANCE, ADMINISTRATIVE SERVICES AND ECONOMIC DEVELOPMENT  
COMMITTEE**

**Review of the City's Cash and Investment Report**

Councilmember Viramontes asked for clarification on how the Portfolio Book Value History report information is calculated.

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, accepted the report.

**Review of the Check Register**

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, accepted the check register report.

**Update on Fiscal Policy**

- Jim Goins, Finance Director, stated that the Wastewater credit was raised to A+, therefore the Civic Center Bonds can be refinanced

**Approve summary notes of the Finance Standing Committee meeting held on April 18, 2008**

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, approved the summary notes.

**Discuss & consider recommending approval of a contract between the City of Richmond and Arktos, Inc., dba the Bowan Company for the purchase and installation of new fencing and electronically-controlled gates at four fire stations and the fire training center, in the amount of \$147,700**

- Fire Chief Michael Banks stated that the fencing is needed to ensure greater security for city buildings and property and will also enhance the aesthetics of the Fire Stations and the Training Center.

OUTCOME:

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, recommended approval of the contract to the full City Council.

**Discuss & consider recommending that the Agency Board adopt a resolution authorizing the transfer of Agency funds to the Planning Department in an amount not to exceed \$410,000 for costs associated with the preparation of CEQA and NEPA required environmental documents for the Miraflores Project**

- Patrick Lynch, Housing Director, stated that environmental scoping meetings were held last fall and it was determined that based on the range of impacts associated with this contaminated brownfield site an Environmental Impact Report would be necessary. In addition, the potential to use federal funding sources for the remediation and subsequent development of the site triggers the need to comply with NEPA environmental review requirements.

OUTCOME:

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, recommended approval of the resolution to the full City Council.

**Discuss & consider recommending that the Redevelopment Agency Board adopt a resolution approving an amendment extending the term of the contract with Richard S. Kochan through June 30, 2009, in an amount not to exceed \$63,000, including travel and reimbursable expenses, which brings the total contract to \$174,000 for fiscal years 2006 through 2009**

- Alan Wolken, stated that \$52,000 of this amendment is for federal grant consulting and facilitation services and \$11,000 is the maximum allowance for travel and other reimbursable expenses. The total not to exceed contract amount for fiscal years 2006-2009 will be \$174,000.

OUTCOME:

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, recommended approval of the contract to the full City Council.

**Discuss & consider approving a resolution establishing Standing Orders in an amount not to exceed \$2,000,000 per fiscal year per vendor for five years for the purchase of asphalt**

- Yader Bermudez, Public Works Director, stated that these standing orders are

with Hanson Aggregates, Dutra Materials, and Syar Industries though FY 2011-2012.

**Discuss & consider recommending approval of a resolution to discontinue collecting the Brickyard Cove Developing Area fees**

**Discuss & consider recommending approval of a resolution to discontinue collecting the El Sobrante Developing Area fees**

**Discuss & consider approving the proposed amendment to the existing Comprehensive Planning Fee ordinance, revising the fee from 0.6810% of proposed valuation to 0.1769% of project valuation**

- Jim Richman, Finance Department, stated that the above fee items need to be resolved prior to updating the Master Fee Schedule.
- On March 14, 1988, the City Council passed Resolution No. 38-88 that established the Brickyard Cove Developing Area and on April 16, 1984, the City Council passed Resolution No. 61-84 that established the El Sobrante Developing Area.
- The City Council established the Brickyard Cove and El Sobrante Developing Area fees in order to complete a series of projects, which have been completed already and staff is recommending the closing of these areas and the discontinuation of the collection of the Public Facilities Fees.

**Discuss & consider a change in the way the Road Construction Impact Fee is calculated**

- Jim Richman, Finance Department, stated that the Road Construction Impact Fee will generate revenue to cover the cost to the City of resurfacing City streets subjected to intense wear and tear from developers' hauling activities. The fee is determined by the type of development project, the length, and the type of City streets – arterial, collector, or residential – used by a developer for a specific project.
- MuniFinancial prepared the original analysis and calculations for the City's Road Construction Impact Fee, which are in place currently. Some developers raised objections to the fee on the original methodology used and as a result, the Finance Department developed a calculation so that this impact fee more accurately reflects the actual costs to the City to resurface City streets. If developers are not in agreement with the fee, there is an appeals process they may use.

OUTCOME:

A motion was made by Councilmember Lopez, seconded by Councilmember Rogers, recommended approval to the full City Council.

**Discuss & recommend action to assist in finding financing for all of the projects being considered for the Nystrom site**

- The funding shortfalls are for the restoration of the Maritime Center, restoration of the housing project, the historical wood buildings, and street, lighting, and traffic improvements around the four block area.
- Rich Davidson stated that the school district plans to build an interior road for student drop-off and pick-up at Nystrom School. Harbour Way will be paved, restriped, and calming devices will be installed from Cutting Boulevard to Macdonald Avenue.
- The rehabilitation of the Martin Luther King Center will cost from \$8 million to \$12 million. There is approximately a \$2 million funding gap for the restoration of the Maritime Center.
- There was discussion regarding the possibility of placement of a senior health clinic on the site.

OUTCOME:

Discussion regarding the housing aspect of this project will be discussed at a future Finance Standing Committee meeting.

**Receive report and provide direction to staff regarding graffiti on Union Pacific Railroad right of way on I-580**

- Councilmember Rogers stated that there is graffiti on the railroads own structures, i.e. electrical boxes, etc.
- Councilmember Viramontes indicated that the City does not have any legal authority over the railroads to force them to abate the graffiti. The railroad companies operate and follow Federal Law regulations.

OUTCOME:

A motion was made by Councilmember Rogers, seconded by Chair Viramontes, this matter will return to a future Finance Standing Committee with a legal opinion from the City Attorney's Office on the City's enforcement options.

**Discuss & direct staff to hire a consultant to perform CEQA analysis of indirect effects due to approvals to replace aging facilities/equipment at the Chevron refinery**

- Councilmember Rogers stated that there are effects of the approval of the upgrade at the Chevron refinery, including increased carbon emissions due to use of gas powered cars and in creating global warming. The impacts of cars, trucks, and planes in our region that use Chevron fuel would need to be studied.
- Councilmember Lopez stated that the focus should be on aspects that specifically pertain to the Chevron equipment upgrade.
- Chair Viramontes stated that performing this study would be very complicated to and would not solve the immediate issues with Chevron that are currently facing the City.

**OUTCOME:**

Councilmember Rogers will do further research on the possibility of narrowing and focusing this analysis and if so, bring the matter back to a future Finance Committee agenda.

**Discussion of ways to provide better and increased services through finding new revenue sources, obtaining organizational efficiencies, and redirecting existing sources of funding**

*(No discussion)*

Chair Viramontes announced that the budget overview session will be on May 20<sup>th</sup> and the Department Budget session will be held either on May 27<sup>th</sup> or June 2<sup>nd</sup>.

Councilmember Lopez announced that the second Finance Committee Community Meeting was held on May 15<sup>th</sup> at the Iron Triangle Neighborhood Council. The next one will be on May 22<sup>nd</sup> at the Fairmede Hilltop Neighborhood Council at 7 p.m. and the last one will be on June 2<sup>nd</sup> at the Richmond Heights Neighborhood Council at 7 p.m.

**OPEN FORUM/PUBLIC COMMENT**

None.

**ADJOURNED**

The meeting adjourned at 11:08 a.m.