The Richmond City Council Evening Open Session was called to order at 5:00 p.m. by Mayor Gayle McLaughlin.

ROLL CALL

Present: Councilmembers, Bates – (arrived at 5:14 p.m.), Butt, Ritterman, Rogers, Vice Mayor Lopez, and Mayor McLaughlin. Absent: Councilmember Rogers.

PUBLIC COMMENT

The city clerk announced that the purpose of the Evening Open Session was for the City Council to hear public comments on the following items to be discussed in Closed Session:

RICHMOND HOUSING AUTHORITY

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision [a] of Government Code Section 54956.9):

Communities for a Better Environment (CBE) vs. City of Richmond

Citizens for East Shore Parks and Sustainability vs. City of Richmond

There were no public speakers.

The Evening Open Session adjourned to Closed Session at 5:02 p.m. The Closed Session adjourned at 6:45 p.m. The Regular Meeting of the Richmond Housing Authority was called to order at 6:49 p.m. by Mayor Gayle McLaughlin who led the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Councilmembers/Boardmembers, Bates, Butt, Ritterman, Rogers, Viramontes, Vice Mayor/Vice Chairperson Lopez, and Mayor/Chairperson McLaughlin. Absent: None.
STATEMENT OF CONFLICT OF INTEREST

None.

OPEN FORUM FOR PUBLIC COMMENT

Corky Booze gave comments regarding overgrown weeds, a broken sidewalk, and a broken tree limb in the Friendship Manor housing area. Mr. Booze also stated that comments were made about Camille Hunter’s rent at Angelo’s Deli.

Jerome Smith stated that the City’s housing properties should be kept safe, clean, and secure.

Tenant Commissioner, Jackie Thompson, announced that the Housing Authority and Housing Commissioners will be hosting a series of workshops, beginning Thursday, July 31, 2009, at Nevin Plaza, to improve the effectiveness of tenant leaders and how to set-up and manage an effective resident council.

HOUSING AUTHORITY CONSENT CALENDAR

A motion by Councilmember/Boardmember Viramontes, seconded by Councilmember/Boardmember Ritterman, adopted Resolution No. 1933 authorizing the executive director to execute a $150,000 contract for a one-year term and three optional one-year extensions with the Brookside Community Health Center in support of the Richmond's Effort to Abate Lead program (Project REAL).

ADJOURNMENT

The Richmond Housing Authority meeting adjourned at 6:58 p.m.

CITY COUNCIL

ROLL CALL

Present: Councilmembers, Bates, Butt, Ritterman, Rogers, Viramontes, Vice Mayor Lopez, and Mayor McLaughlin. Absent: None.
STATEMENT OF CONFLICT OF INTEREST

Councilmember Butt stated that he is recusing himself on Item I-2 because he owns property within 500 feet of the property proposed for modification. Councilmember Butt also recused himself on Item M-1 because the structural engineering division area of his architectural firm performed a job for installation of solar voltaic panels for Chevron Energy Solutions and therefore cannot participate in any discussions related to Chevron until December 2009.

City Clerk, Diane Holmes, stated that the Council Chambers were at capacity and instructed attendees to go to overflow accommodations in the lobby of the Richmond Auditorium. If a person is in the overflow location, their name would be called again at the end in order to give them an opportunity to come back to the Chamber. Ms. Holmes also stated that if anyone was present to vote regarding the Marina Bay Lighting and Landscaping District, ballots could be obtained in Staff Room 2 in the Council Chamber. Ms. Holmes also asked attendees to not damage and to respect the Council Chamber.

Fire Marshall, Don Perez, asked that people clear the two main side Council Chamber aisles for fire safety reasons.

OPEN FORUM FOR PUBLIC COMMENT

Don Gosney urged both sides of the Chevron matter to exercise civility and think about the concerns of the entire community before making a decision.

Leonard Taylor complemented the Main Street project and stated that Metro PCS is giving $100 off of a new cell phone if you turn in your old cell phone.
Ben Gill, Director of the Police Activities League (PAL) Bicycle Education Training & Repair Program, informed that persons can begin registering their bicycles during the summer bicycle registration drive for the stolen bicycle database. Mr. Gill also stated that there are bikes that have been built and repaired that are available to the community. He also thanked Councilmember Butt for his support of the Little League’s Richmond school of baseball. Mr. Gill stated that Chevy’s will give back 25% of its proceeds tonight to help support Richmond PAL.

Jackie Thompson asked the community to be mindful of the dangers in allowing children to be out in the streets alone.

Donald Schnepf thanked the Parks Department for trimming large bushes that were obstructing views for pedestrians and bicyclists in the Marina Bay area.

Lyn-Tise Bradley asked what is being done about the violence in the City and where youth seek assistance to help end the violence.

John Marquez stated that Chevron could have made a gesture of good faith and helped to fund the Half-Steppers team trip to the Junior Olympics.

Jerome Smith asked the Council to vote their hearts not their minds.

David Vincent announced that on Saturday, August 15th from 11a.m. to 1 p.m. there will be a sneak preview of the work completed to date at the Richmond Plunge. More information is available at www.richmondplunge.org.

Johnny Holmes, Richmond Half-Steppers, requested the assistance of the City to help pay for a bus to drive members of the Richmond Half Steppers to compete at the Junior Olympics in Des Moines, Iowa. Mr. Holmes thanked members of Contra Costa Building & Trades Local 342 and the Plumbers and Steamfitters Local 159 for their donations.
Eric Avery, Richmond Half-Steppers, thanked the Plumbers & Steamfitters, Electrical Workers Union, Mechanics Bank, Councilmember Bates, and Councilmember Ritterman for their assistance in getting donations. Mr. Avery stated that Greyhound Bus would accept a purchase order from the City for the cost of the bus trip to the Junior Olympics.

Corky Booze thanked all of the labor organizations that made donations to the Half-Steppers. Mr. Booze also stated that the Office of Neighborhood Safety was given a $2 million budget and needs to be made accountable for its activities.

Cindy Haden, Chairperson of the Richmond Crime Prevention Council, invited everyone to National Night Out on August 4, 2009. The kickoff party will begin at 4:00 p.m. at the Richmond Target.

Jovanka Beckles announced that National Night Out will be on August 4, 2009. Ms. Beckles asked for volunteers in the Richmond Heights neighborhood to help with set-up and clean-up and asked neighbors to bring a food item to contribute to the neighborhood potluck.

Rhonda Harris gave comments about the surge in violence in Richmond.

AGENDA REVIEW

Items H-11, H-14, and H-15 were removed from the consent calendar. Item L-2 was moved to the Consent Calendar. Items L-1 and K-1 were withdrawn from the agenda. Item I-2 was continued to a future meeting. Item M-1 will be heard after public hearing item I-1 closes. Item H-13 was heldover to a Council meeting in September. City Clerk, Diane Holmes, stated that the procedure for public hearing item I-1 will be to open the public hearing, hear the public speakers, and close the public hearing. The ballots will be turned over to the team to be counted. The decision will be deferred until the tally has been completed. Councilmember Viramontes stated that the City Council was given an amended resolution pertaining to the Marina Bay Lighting and Landscaping District and there are copies available to the public.
PRESENTATIONS, PROCLAMATIONS, AND
COMMENDATIONS

A presentation of certificates was made by Mayor McLaughlin honoring Angel's Restaurant and Marita's Sweet Potato Pie Company as Richmond Small Businesses of the Month for July 2009. Jovanka Beckles and Corky Booze gave comments. Maria Weaver from Angel’s Restaurant and Josh Brown from Marita’s Sweet Potato Company thanked the Council for the certificates.

A presentation of Certificates of appreciation in recognition of the Independence Day festivities held on July 3, 2009, in the City of Richmond was presented. Councilmember Bates stated that those involved helped in making this event one of the best 3rd of July celebrations in Richmond’s history. Recreation Director, Keith Jabari, thanked the Police Department, Public Works Department, Chief Michael Banks, and Recreation Supervisor Kris Lofthus for making the event a success.

REPORT FROM THE CITY ATTORNEY OF FINAL
DECISIONS MADE AND NON-CONFIDENTIAL
DISCUSSIONS HELD DURING CLOSED SESSION

City Attorney, Randy Riddle, reported that there were no matters requiring disclosure?

CITY COUNCIL CONSENT CALENDAR

On motion of Vice Mayor Lopez, seconded by Councilmember Ritterman, all items marked with an asterisk (*) were approved by the unanimous vote of the Council.

*-Adopted Resolution No. 80-09 accepting a Library Services and Technology Act (LSTA) Grant and amending the Richmond Public Library budget for FY2009/2010 in the amount of $65,700 for the Richmond Public Library Information for Financial Empowerment (LIFE) Project
*- Authorized the Library & Cultural Services Director to accept the Library Services and Technology Act (LSTA) Grant in the amount of $11,200 for FY2009/2010; $8,400 for FY2010/2011; and $5,600 for FY2011/2012 and approve a contract with Tutor.com to offer out-of-school-time online homework help in an amount not to exceed $50,000 for a term ending June 30, 2013.

*- Approved a contract with Dr. Sandra H. Smith, Ph.D. to provide psychological examination services in an amount not to exceed $20,000, with two one-year options to renew if mutually agreed by both parties based on the same contract terms.

*- Approved a K-9 maintenance training contract between the City of Richmond and Master K-9, Inc. for the period of July 1, 2009, to June 30, 2010, for a total contract price of $10,800.

*- Approved contracts with (1) Paul Brilovich, dba Quality Polygraph Services and (2) Shannon Layer Polygraph Services to provide polygraph services in an amount not to exceed $20,000 each (totaling $40,000) through June 30, 2010, with one-year options to renew based on the same terms if approved by both parties.

*- Approved a contract with Enterprise Rent-a-Car Service, under the State of California's Master Contract, for provision of undercover police vehicles for a one-year term not to exceed $50,000, with a mutual option to extend the contract for one year under these same terms.

*- Approved a second amendment to the contract with Solar Richmond to coordinate the solar installation training component for the Richmond BUILD Program. The contract term will extend through June 30, 2010, and the contract amount will be increased by $75,000 for a total amount not to exceed $200,000.

*- Adopted Resolution No. 81-09 to adjust appropriations for the 2009/2010 Employment & Training Department Budget to add $1,550,000 for specific employment and training activities to recognize additional grant funding from the Department of Labor (DOL) and the State Employment Development Department (EDD).
Approved Contract Amendment No. 1 with Vowel Specialty Company for the manufacture and installation of a vinyl bus wrap graphic for the library bookmobile for a total contract amount not to exceed $12,000 through June 30, 2010.

Adopted Ordinance No. 25-09 amending Richmond Municipal Code Chapter 3.25 to create a more inclusive and effective Youth Commission.

A contract in an amount not to exceed $75,000 with Merriwether & Williams Insurance Services to provide technical support for contract compliance monitoring and to develop a framework for a bonding assistance program for Richmond businesses for a term of July 30, 2009, through June 30, 2010 was presented. (Councilmember Lopez, seconded by Vice Mayor Lopez, extended the meeting an addition 15 minutes. Councilmember Butt objected). Fred Lucero, Employment & Training gave an overview of the matter. Jackie Thompson gave comments. A motion by Councilmember Bates, seconded by Councilmember Viramontes, approved the item, by the unanimous vote of the Council.

Adopted Resolution No. 82-09 authorizing the execution of a Swap Agreement related to the City's outstanding Wastewater Bonds and other actions necessary in connection therewith.

A contract with E.F. Brett & Company, Inc. for tenant improvements to module #110D within the Hilltop Mall for a police substation in an amount not to exceed $367,065 was presented. Councilmember Bates stated many current substations are not being properly manned, and the cost for the improvements is excessive. City Manager, Bill Lindsay, replied that the topic of how substations are being utilized in conjunction with community involved policing can be discussed at a future Public Safety Committee meeting. A motion by Councilmember Viramontes, seconded by Vice Mayor Lopez, approved the item, by the following vote: Ayes: Councilmembers Butt, Ritterman, Rogers, Viramontes, Vice Mayor Lopez, and Mayor McLaughlin. Noes: None. Abstentions: Bates. Absent: None.
A proposed ordinance amending Richmond Municipal Code Section 15.04.020 (Definitions), repealing Sections 15.04.820.030 through 15.04.820.035 (Wireless Communications Facilities) and adding Section 15.04.890 (Wireless Communications Facilities) was presented. The following individuals made comments: Charnel James, John Newman, and Paul Albritten gave comments. A motion by Mayor McLaughlin, seconded by Councilmember Butt, adopted Ordinance No. 26-09, by the following vote: Ayes: Councilmembers Butt, Ritterman, Rogers, Viramontes, Vice Mayor Lopez, and Mayor McLaughlin. Noes: None. Abstentions: Bates. Absent: None

*- Approved the 2008/2009 Third Amended North Richmond Waste and Recovery Mitigation Fee Expenditure Plan reflecting the language changes recommended by the North Richmond Waste and Recovery Mitigation Fee Joint Expenditure Planning Committee.

*- Received an update on the progress of the City of Richmond in applying for and receiving American Recovery and Reinvestment Act (ARRA) project funding.

*- Adopted Ordinance No. 27-09 establishing the wages, salary, and compensation for the new classification of Construction Inspector I (Salary Range No. 49: $4,939 - $5,951/month) and compensation for the new classification of Construction Inspector II (Salary Range No. 52C: $5,492 - $6,652/month).

*- Adopted Ordinance No. 28-09 establishing the wages, salary, and compensation for the new classification of Technology Application Specialist (Salary Range No. 054C: $5,933 – $7,212/month).

*- Directed the City Manager to cast its property owner ballot on behalf of the City of Richmond, as property owner in the proposed Marina Bay Landscaping and Lighting Maintenance District ("District"), in favor of the proposed assessment district levy.
* Adopted Resolution No. 86-09 in support of spending any money received through the American Recovery and Reinvestment Act on American manufactured products and services to maximize the success of our nation's recovery program.

PUBLIC HEARINGS

The city clerk announced it was time pursuant to public notice to hold a public hearing to receive public testimony, close the public testimony portion of the public hearing, direct the city clerk to canvass the ballots for the formation of the Marina Bay Landscape and Lighting District; Approve a resolution declaring the results of the election; and the voters approve formation of the District, Approve a resolution levying assessments for Fiscal Year 2009/2010. Mayor McLaughlin declared the public hearing open.

Councilmember Viramontes read the following: On June 9, 2009, the City Council approved amendments to the district and approved resolutions 48-09 and 49-09 with the following amendments: City funded basic level of service for the Marina Bay Assessment District that will not be reduced to ensure that it is used for enhanced landscaping and lighting services and will not be supplanted. If passed, 42% of the water and utility costs will be paid by the City and 58% will be paid by the property owners. The Council also authorized the formation of a property owner’s advisory committee, named The Marina Bay Landscaping Advisory Committee. The committee will consist of 5 members appointed by the homeowners association, 1 member appointed by the neighborhood council, 2 members from non-residential property owners, and 1 member will represent the City, which will be the harbormaster. The group will be responsible to work with the district administrator on budget priorities, service alternatives, and all matters concerning the district and will meet once per month. The committee will also have access to all public, operational, and financial informational documents concerning the district and will have the opportunity to make recommendations to the district administrator regarding the draft budget before the budget is formally adopted by the Recreation Department or by the City Council. The District Administrator will prepare and mail an annual report to the property owners and also present the report to the City Council. These changes will be placed in Section 5 of the Engineer’s Report. The Engineer’s Report will confirm that all property owners will be assessed an annual cost of living.
Parks and Landscape Superintendant, Tony Norris, gave an overview of the item and stated that total assessments would be $461,915 and the City’s portion of the contribution for general benefit would be $303,305 for a total budget for the district of $765,220. The following persons gave comments: Richard Poe, Virginia Finlay, and Don Nicholls. Diane Holmes, City Clerk, announced that the ballots have been turned over to the group who will be counting them and once they have been counted an announcement will be made and the Council will return to this item. City Clerk, Diane Holmes, announced that the “yes” votes totaled $175,022.18, which is 66.9% and the “no” votes were $88,464.68, which is 33.1%. A motion by Councilmember Viramontes, seconded by Vice Mayor Lopez, closed the public hearing. A motion by Councilmember Viramontes, seconded by Councilmember Rogers, adopted **Resolutions 83-09 and, by the unanimous vote of the Council.**

**Continued,** to consider continuing and affirming with modifications the Planning Commission conditional approval of a Design Review Permit and Variance (V/DR 1103662) to construct a single-family residence on a substandard lot located on the corner of Vine and Terrace Avenues (public hearing opened and closed on July 22, 2008).

**STUDY SESSION**

An update on the Richmond Main Street Initiative (RMSI) from Director Amanda Elliot, who presented a PowerPoint and stated that the Richmond Main Street Initiative is a nonprofit organization that has formed partnerships with the City of Richmond, downtown merchants, and neighboring residents to implement its comprehensive, community-driven approach to developing and improving downtown Richmond. The target area is along Macdonald Avenue from 8th to 9th Streets between Bissell and Nevin Avenue. Ms. Elliot stated that some of the challenges faced by the RMSI in the downtown area are improving the image of downtown by reducing crime, violence and blight; increase community support and engagement; garner support from local businesses and stakeholders; expand funding streams to develop new programs, activities and services; gain interest of large scale developers to help develop downtown. Ways to help the RMSI is to volunteer and become a member of a Main Street committee; contribute and identify financial support;
collaborate with RMSI to develop a strategic and comprehensive plan to create projects for downtown Richmond. Councilmember Butt suggested that business and property owners of the downtown area compose the majority of the RMSI Board of Directors.

(Councilmember Viramontes, seconded by Vice Mayor Lopez, extended the meeting 30 minutes, by the unanimous vote of the Council).

STUDY & DIRECTION TO STAFF SESSION

Removed, a presentation from Marin County Supervisor Charles McGlashan on Community Choice Aggregation, the Marin Energy Authority (MEA) and Marin Clean Energy (MCE), and provide direction to staff about a potential affiliation.

A matter to (1) approve accepting C. Overaa/Waterworks design/build proposal for a internal combustion engine co-generation system and integrating it into the digester enhancement projects currently underway at the wastewater treatment plant; (2) provide direction to staff regarding financing options to implement cogeneration to use the plant's waste heat to produce electricity and reduce greenhouse gas emissions as part of the current plant performance upgrades; and (3) adopt a resolution declaring the City's intent to use proceeds of indebtedness to reimburse itself for certain expenditures in connection with the development of a biosolids dewatering facility at the waste water treatment plant was presented by Administrative Chief, Janet Schneider, who stated that the estimated cost for the construction of the dewatering facility is $2.8 million and the annual operating and maintenance costs are estimated to be $45,000. The City has applied for American Recovery and Reinvestment funds through the Clean Water State Revolving Fund Program but it is also making the necessary arrangements to finance the project if federal funding is not available. Doug Davenport, TetraTech, presented a PowerPoint. A motion by Councilmember Viramontes, seconded by Councilmember Ritterman, approved the proposal and adopted Resolution No.85-09, and also directed staff to consider further study on the option of the fat, oil, and grease program and return at a later date with a report to the City Council, by the unanimous vote of the Council.
(A motion by Councilmember Rogers, seconded by Vice Mayor Lopez, extended the meeting 15 minutes. Councilmember Butt objected).

A matter to discuss and provide direction to the city manager regarding Innovation Entertainment's request for fireworks displays and for future requests from other companies or groups was presented by City Manager, Bill Lindsay, who stated that Innovative Entertainment is proposing fireworks displays on the shore of Lucretia Edwards Park, near the Craneway Events Center for four nights, August 21, 23, 25, and 27, 2009. The event will be given to 5,400 female employees of the Miki Prune Company of Japan. $35,000 will be paid to cover costs incurred by the City. The fireworks will take place between 9:30 p.m. to 10:00 p.m. The Craneway Events Center has contacted the Marina Bay Neighborhood Council president regarding this event. Corky Booze made comments. A motion was made by Councilmember Ritterman, seconded by Vice Mayor Lopez, approved the item, by the unanimous vote of the Council.

RESOLUTIONS

 Removed, adoption of a resolution opposing the expansion of Pardee Reservoir proposed in the East Bay Municipal Utility District Water Supply Management Program 2040.

 Moved to consent calendar, adoption of a resolution in support of spending any money received through the American Recovery and Reinvestment Act on American manufactured products and services to maximize the success of our nation's recovery program

COUNCIL AS WHOLE

In the matter to discuss adoption of a resolution in support of an immediate settlement of the Chevron Renewal Project and the reinstatement of $1,100 jobs was presented. Councilmember Viramontes and Councilmember Bates gave an overview of the matter. The following individuals gave comments: Paul Seger, Margaret Jordan, Torm Napresert, Sandy Saeteurn, Greg Karras, Ana Orozco, Roger Kim, Jessica Tovar, Vicky Sawicki, Mike Hernandez, Larry Proctor, Hector Lopez, Ray Trujillo, Carl Grandin, Antwon Cloird, Nai Saeteurn, Lip Chan, Thongsoun Puthama, Nile Mallory,
Mayor McLaughlin made a friendly amendment as follows: 1) that the City Council of Richmond supports an immediate settlement of the Chevron Renewal Project that is fair to all parties, which includes the return to work of 1,100 men and women of all trades; 2) asked Chevron to continue paying the workers until work can be resumed on a project that addresses the concerns of Judge Zuniga and the community with regards to health and the environment; 3) supports including in any settlement a limit on oil quality that will ensure that Chevron does not refine heavier and/or dirtier crude at the Richmond Refinery, the resolving of GHG mitigation issues to the satisfaction of all parties, and modernization of the facility with union jobs.

Councilmember Viramontes accepted part 1, but did not accept part 2. Councilmember Viramontes stated that in addition the City should ask Chevron to appeal the injunction that stops work and suggested the following amendments: 1) the conditional use permit, as approved by the City Council, July 2008 requires Chevron to mitigate Greenhouse Gas emissions as defined by the EIR to be below zero; and submit a Greenhouse gas plan in consideration of regulations requires by AB32; any encouragement to fulfill obligations under state law and by local requirements are fully supported by the City Council today; 2) the conditional use permit, as approved July 2008, provided a technical crude cap by restricting the SDA unit to the capacity equivalent of API 28 as testified by city and consultant staff; any further crude caps to API 30 or other cap restriction to limit heavy crude that may develop through settlement negotiations or by judicial requirements from the legal process will be respected; and 3) the $61 million Community Benefit Agreement, is considered suspended not terminated under the City writ of mandate as approved Friday, July 24, 2009, by the City Council and as reported to the community.

Discussion ensued. A motion by Councilmember Viramontes, seconded by Councilmember Bates, adopted Resolution No. 87-09, by the following vote:
Ayes: Councilmembers Bates, Ritterman, Rogers,
Viramontes, and Vice Mayor Lopez. **Noes:** None.  
**Abstentions:** Mayor McLaughlin.  **Absent:** Councilmember Butt.

*(The tabulation of the Marina Bay Lighting & Landscape District was completed and the Council returned to public hearing Item I-1).*

In the matter to direct the City Manager to provide a detailed written and verbal report regarding the manner in which the Richmond Police Department will handle the City Council's June 16, 2009 adoption of the resolution relating to Police Department traffic safety checkpoints was presented by Chief Chris Magnus, who stated that the Council voted to make the driver license checkpoints a low priority. Individuals, who do not have a driver’s license with them, can have a licensed driver drive the vehicle away from the checkpoint. There are four DUI traffic safety checkpoints planned for the remainder of this calendar year to be located in various parts of the City. An organization named CISCO has volunteered to assist the police department if the only issue is that the individual does not have a driver’s license with them, an arrangement is made to have an individual with a license to drive the vehicle to an agreed location. A waiver form is being developed by the City Attorney’s Office to be competed by those involved in driving the vehicle away in order to indemnify the City from any potential liability. Councilmember Bates stated that he does not support this policy.

**REPORTS OF OFFICERS: STANDING COMMITTEE REPORTS, REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)**

Councilmember Rogers stated that he returned early today from a meeting in Oregon to attend this meeting due to the many important items on the agenda.
ADJOURNMENT

There being no further business, the meeting adjourned at 12:15 a.m. in memory of murder victims, Juan Zarco and Leticia Enriquez, to meet again on Tuesday, September 8, 2009, at 6:30 p.m.

________________________________________
City Clerk

(SEAL)

Approved:

________________________________
Mayor