



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**AGENDA**  
**Tuesday, July 7, 2015**

*Link to City Council Agendas/Packets*  
<http://sireweb.ci.richmond.ca.us/sirepub/meet.aspx>  
*Register to receive notification of new agendas, etc.*  
<http://www.ci.richmond.ca.us/list.aspx>

**Mayor**  
Thomas K. Butt

**Vice Mayor**  
Jael Myrick

**Councilmembers**

Nathaniel Bates  
Jovanka Beckles  
Eduardo Martinez  
Gayle McLaughlin  
Vinay Pimplé

**Housing Authority Tenant Commissioners**

Dolores Johnson  
Barbara Sutton

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**The Richmond City Council also serves as Board Members and Commission Members for the following:**

**Housing Authority**  
**Joint Powers Financing Authority**  
**Surplus Property Authority**  
**Local Reuse Authority**

**COMMUNICATION ACCESS INFORMATION:**

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

## MEETING PROCEDURES

The City of Richmond encourages community participation at its City Council meetings and has established procedures that are intended to accommodate public input in a timely and time-sensitive way. As a courtesy to all members of the public who wish to participate in City Council meetings, please observe the following procedures:

**PUBLIC COMMENT ON AGENDA ITEMS:** Anyone who desires to address the City Council on items appearing on the agenda must complete and file a pink speaker's card with the City Clerk **prior** to the City Council's consideration of the item. Once the City Clerk has announced the item and discussion has commenced, no person shall be permitted to speak on the item other than those persons who have submitted their names to the City Clerk. Your name will be called when the item is announced for discussion. **Each speaker will be allowed TWO (2) MINUTES to address the City Council on NON-PUBLIC HEARING items listed on the agenda.**

**OPEN FORUM FOR PUBLIC COMMENT:** Individuals who would like to address the City Council on matters not listed on the agenda or on **Presentations, Proclamations and Commendations, Report from the City Attorney, or Reports of Officers** may do so under Open Forum. All speakers must complete and file a pink speaker's card with the City Clerk **prior** to the commencement of Open Forum. **The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak during this item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of 2 minutes; 16 to 24 speakers, a maximum of 1 and one-half minutes; and 25 or more speakers, a maximum of 1 minute.**

**SPEAKERS ARE REQUESTED TO OCCUPY THE RESERVED SEATS IN THE FRONT ROW BEHIND THE SPEAKER'S PODIUM AS THEIR NAME IS ANNOUNCED BY THE CITY CLERK.**

**CONSENT CALENDAR:** Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the audience or the City Council. A member of the audience requesting to remove an item from the Consent Calendar must first complete a speaker's card and discuss the item with a City staff person who has knowledge of the subject material, prior to filing the card with the City Clerk and **prior to the City Council's consideration of Agenda Review**. An item removed from the Consent Calendar may be placed anywhere on the agenda following the City Council's agenda review.

**CONDUCT AT MEETINGS:** **Richmond City Council meetings are limited public forums during which the City strives to provide an open, safe atmosphere and promote robust public debate. Members of the public, however, must comply with state law, as well as the City's laws and procedures and may not actually disrupt the orderly conduct of these meetings. The public, for example, may not shout or use amplifying devices, must submit comment cards and speak during their allotted time, may not create a physical disturbance, may not speak on matters unrelated to issues within the jurisdiction of the City Council or the agenda item at hand, and may not cause immediate threats to public safety.**

**CITY HARASSMENT POLICY: The City invites public comment and critique about its operations, including comment about the performance of its public officials and employees, at the public meetings of the City Council and boards and commissions. However, discriminatory or harassing comments about or in the presence of City employees, even comments by third parties, may create a hostile work environment, if severe or pervasive. The City prohibits harassment against an applicant, employee, or contractor on the basis of race, religious creed, color, national origin, ancestry, physical disability, medical condition, mental disability, marital status, sex (including pregnancy, childbirth, and related medical conditions), sexual orientation, gender identity, age or veteran status, or any other characteristic protected by federal, state or local law. In order to acknowledge the public's right to comment on City operations at public meetings, which could include comments that violate the City's harassment policy if such comments do not cause an actual disruption under the Council Rules and Procedures, while taking reasonable steps to protect City employees from discrimination and harassment, City Boards and Commissions shall adhere to the following procedures. If any person makes a harassing remark at a public meeting that violates the above City policy prohibiting harassment, the presiding officer of the meeting may, at the conclusion of the speaker's remarks and allotted time: (a) remind the public that the City's Policy Regarding Harassment of its Employees is contained in the written posted agenda; and (b) state that comments in violation of City policy are not condoned by the City and will play no role in City decisions. If any person makes a harassing remark at a public meeting that violates the above City policy, any City employee in the room who is offended by remarks violating the City's policy is excused from attendance at the meeting. No City employee is compelled to remain in attendance where it appears likely that speakers will make further harassing comments. If an employee leaves a City meeting for this reason, the presiding officer may send a designee to notify any offended employee who has left the meeting when those comments are likely concluded so that the employee may return to the meeting. The presiding officer may remind an employee or any council or board or commission member that he or she may leave the meeting if a remark violating the City's harassment policy is made. These procedures supplement the Council Rules and Procedures relating to disruption of orderly conduct at Council meetings.**

Any law enforcement officer on duty or whose service is commanded by the presiding officer shall be Sergeant-at-Arms of the Council meetings. He/she, or they, shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meetings (City Council Rules of Procedure and Order Section III F, RMC Section 2.12.030).

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**OPEN SESSION TO HEAR PUBLIC COMMENT  
ON CLOSED SESSION ITEMS**

5:30 p.m.

- A. **ROLL CALL**
- B. **PUBLIC COMMENT**
- C. **ADJOURN TO CLOSED SESSION**

**CLOSED SESSION**

Shimada Room of the Community Services Building

- A. **CITY COUNCIL**
  - A-1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Subdivision [a] of Government Code Section 54956.9):

Plummer vs. City of Richmond et al

**REGULAR MEETING OF  
THE RICHMOND HOUSING AUTHORITY**

6:15 p.m.

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. OPEN FORUM FOR PUBLIC COMMENT**

**E. AGENDA REVIEW**

**F. HOUSING AUTHORITY CONSENT CALENDAR**

**F-1.** ADOPT a resolution approving a three-year contract renewal with Yardi Computer Systems, Inc. to provide the computer software required to administer the Low-Income Public Housing and Housing Choice Voucher Section 8 Programs in an amount not to exceed \$55,000 per year - Richmond Housing Authority (Tim Jones 621-1310).

**F-2.** ADOPT a resolution authorizing the Executive Director to execute a contract with Cooper Hawkins to provide boiler maintenance services at the Housing Authority's mid-rise public housing developments for \$30,000 per year, for one year with two optional one-year extensions - Richmond Housing Authority (Tim Jones 621-1310).

**F-3.** ADOPT a resolution approving the Housing Authority's FY2015-2016 operating budget with proposed revenues and expenditures in the amount of \$26,830,684 - Richmond Housing Authority (Tim Jones 621-1310).

**G. ADJOURNMENT**

## REGULAR MEETING OF THE RICHMOND CITY COUNCIL

6:30 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. AGENDA REVIEW**

**D. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**

**D-1.** PROCLAMATION recognizing the inaugural United Urban Warriors Society Native American Walk for Sobriety on Saturday, July 18, 2015 (620-6581).

**E. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**

**F. REPORT FROM THE CITY MANAGER**

**G. OPEN FORUM FOR PUBLIC COMMENT**

**H. CITY COUNCIL CONSENT CALENDAR**

**H-1.** APPROVE Lease Agreement with North Richmond Properties Inc. to lease space to store containers and equipment, located at 2801 Giant Road, Richmond, in an amount not to exceed \$13,000 per year - Public Works Department (Yader A. Bermudez 774-6300).

**H-2.** APPROVE a legal services agreement with Renne Sloan Holtzman & Sakai, LLP for as-needed legal advice regarding specialized municipal law and election law matters, in an amount not to exceed \$15,000, with a term expiration of June 30, 2016 - City Attorney's Office (Bruce Reed Goodmiller 620-6509).

**H-3.** APPROVE a contract with MuniServices for business license audit services, to help ensure complete and accurate reporting and remittance of business license taxes, in an amount not to exceed \$300,000, with payment for services on a contingency basis, based on the amount of new, verifiable revenue that the contractor obtains for the City of Richmond - Finance Department (Belinda Warner/Antonio Banuelos 620-6741)

**H-4.** ADOPT a resolution authorizing the execution of a contract with Ghilotti Bros., Inc. for construction of the Cutting/Carlson Grade Crossing Improvements Phase I Project in an amount not to exceed \$467,420.00 - Engineering Services Department (Chadrick Smalley 412-2067/Steven Tam 307-8091).

- H-5.** APPROVE a standing purchase order with Universal Building Services & Supply Co. for green seal cleaning, hand soap and paper products in an amount not to exceed \$70,000.00 per fiscal year, with an option to extend the purchase order for an additional two years - Public Works Department (Yader A. Bermudez 774-6300).
- H-6.** APPROVE a one-year contract extension with Enterprise Holdings Incorporated to participate in the State of California rental vehicle program for the purpose of securing unmarked police vehicles, in an amount not to exceed \$170,000 and for a term from July 1, 2015 to June 30, 2016 - Police Department (Chief Chris Magnus 621-1802).
- H-7.** APPROVE a two-year contract with Contra Costa Homeless Outreach to provide homeless outreach services to the Richmond homeless population. The term of the contract is from July 15, 2015 through July 15, 2017, in an amount not to exceed \$40,000 (\$20,000 annually for two years) - Police Department (Chief Chris Magnus 621-1802).
- H-8.** APPROVE a contract with the Contra Costa County District Attorney's Office for the dedicated services of a Deputy District Attorney, who would be specifically assigned as Richmond's Community Based Prosecutor. The term of the contract is from July 1, 2015, through June 30, 2016, at a cost not to exceed \$200,000 - Police Department (Chief Chris Magnus 621-1802).
- H-9.** APPROVE a one-year contract with Kronos Inc. for the maintenance of the Telestaff system that manages Police Department personnel deployments and payroll, in an amount not to exceed \$15,000 for a term from July 1, 2015, through June 30, 2016 - Police Department (Chief Chris Magnus 621-1802).
- H-10.** APPROVE a Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Police Activities League (RPAL) to subsidize RPAL staff and programs in the areas of academic, athletic and life-skills services offered by RPAL for the period July 1, 2015, through June 30, 2017, in an amount not to exceed \$600,000 (\$300,000 annually for two years) - Police Department (Chief Chris Magnus 621-1802).
- H-11.** APPROVE a two-year contract with BMW Motorcycles of San Francisco for regular maintenance of the Department's BMW motorcycle fleet, in an amount not to exceed \$60,000 (\$30,000 annually for two years) from July 1, 2015, through June 30, 2017 - Police Department (Chief Chris Magnus 621-1802).
- H-12.** APPROVE a contract with R&S Erection of Richmond, Inc. to perform maintenance, repairs, and installations of commercial roll up garage doors and automatic gate systems at various City-owned buildings in an amount not to exceed \$150,000.00 over a three-year period, with an option to extend the contract for two years - Public Works Department (Yader A. Bermudez 774-6300).

- H-13.** ADOPT a resolution approving standing contracts for mold and asbestos remediation services with Plant Hazardous Services; Cal Inc.; Paul Davis; and A&J Quality Services in an amount not to exceed \$100,000.00 per firm per year over a three-year period, with an option to extend the contracts for two years - Public Works Department (Yader A. Bermudez 774-6300).
- H-14.** ADOPT a resolution authorizing placement of liens and special assessments totaling \$447,190.64 for unpaid garbage collection service fees on County property tax records - Finance Department (Belinda Warner/Antonio Banuelos 620-6741).
- H-15.** APPROVE the purchase of seven (7) 2015 BMW RT1200-P motorcycles from Long Beach BMW not to exceed an amount of \$200,000.00 - Police Department (Chief Chris Magnus 621-1802).
- H-16.** RECEIVE an update on the draft Health in All Policies (HiAP) annual report - City Manager's Office (Bill Lindsay/Shasa Curl 620-6512).
- H-17.** APPROVE the minutes of the May 26, June 2 and 16, 2015, meetings - City Clerk's Office (Pamela Christian 620-6513).
- H-18.** APPROVE a contract with Coplogic Inc. to provide the software, training and maintenance for an online crime reporting system, in an amount not to exceed \$46,525 for a term from July 2015 to July 2018; and the associated \$29,000 contract with New World Systems for the required CAD/RMS system upgrade for the Coplogic program (costs shared through the CAD/RMS Consortium with several other West Contra Costa County cities) - Police Department (Chief Magnus 621-1802).
- H-19.** APPROVE the following appointments and re-appointments: Planning Commission: Sheryl E. Lane, re-appointment, term expiring June 30, 2017; Point Molate Community Advisory Committee: Jim Hanson, new appointment, term expiring May 30, 2017 - Mayor Tom Butt (620-6503).
- H-20.** DESIGNATE Mayor Tom Butt as voting delegate to represent the City of Richmond at the Annual Business Meeting of the League of California Cities' 2015 Annual Conference, to be held at the San Jose, California Convention Center, Wednesday, September 30 through Friday, October 2, 2015 - City Clerk's Office (Pamela Christian 620-6513).

**I. PUBLIC HEARINGS**

- I-1.** ADOPT an ordinance (first reading) establishing certain fees for the proposed Master Fee Schedule - Finance Department (Belinda Warner/Antonio Banuelos 620-6741).



**J. ORDINANCES**

**J-1.** ADOPT an urgency ordinance establishing a 45-day moratorium on rent increases until the City Council has implemented a policy to stabilize rents in the City of Richmond - Councilmember Jovanka Beckles (620-6568).

**K. COUNCIL AS A WHOLE**

**K-1.** DISCUSS specific regulatory components of Rent Mediation Board (Option C) and Rent Control Plus Just Cause for Eviction (Option D) ordinances and PROVIDE direction to staff - City Manager's Office (Bill Lindsay 620-6512).

**K-2.** REVIEW the effectiveness of eliminating the Public Safety/Services and the Finance, Administrative Services and Economic Development Committees - Councilmember Eduardo Martinez (620-6593).

**K-3.** PROVIDE direction to staff regarding the selection of a firm to provide federal and state advocacy services to assist with obtaining funding for projects and programs. Specific options include: (1) entering into a new multi-year contract with Holland & Knight; (2) entering into a six-twelve month extension of services with Holland & Knight while staff solicits new service proposals; (3) entering into a contract with one of the two other firms that submitted a proposal to provide legislative advocacy services (Federal Advocates, Inc. or FTI Consulting); or (4) entering into a contract for federal advocacy services only with one of the three firms that submitted a proposal, and solicit separate proposals for advocacy services at the State level - City Manager's Office (Bill Lindsay 620-6512).

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

**M. ADJOURNMENT**

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*This agenda may be previewed on KCRT – Channel 28, Richmond Television, City website [www.ci.richmond.ca.us](http://www.ci.richmond.ca.us). Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at the Main Counter at City Hall located at 450 Civic Center Plaza.*