



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**AGENDA**  
**Tuesday, February 25, 2020**

*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 Butt

**Vice Mayor**  
Nathaniel Bates

**Councilmembers**

Ben Choi  
Demnlus Johnson III  
Eduardo Martinez  
Jael Myrick  
Melvin Willis

**Housing Authority Tenant Commissioners**

Jaycine Scott  
Vacant

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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, 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 up to TWO (2) MINUTES to address the City Council on NON-PUBLIC HEARING items listed on the agenda. Speakers are allowed up to THREE (3) minutes on PUBLIC HEARING items.**

**OPEN FORUM FOR PUBLIC COMMENT:** Individuals who would like to address the City Council on matters not listed on the agenda or on items remaining on the consent calendar 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 that is sponsored by City staff 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. Councilmembers who request to remove an item from the consent calendar must do so during 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 BEFORE  
CLOSED SESSION**

5:30 p.m.

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

**CLOSED SESSION**

Shimada Room of the Community Services Building

**CITY COUNCIL**

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(paragraph (1) of Subdivision [d] of Government Code Section 54956.9):

Denham LLC vs. City of Richmond

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
(Significant exposure to litigation pursuant to paragraph (2) or (3) of Subdivision  
(d) [as applicable] of Government Code Section 54956.9):

One Case

**SPECIAL MEETING OF  
THE RICHMOND HOUSING AUTHORITY**

6:25 p.m.

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. REPORT FROM THE EXECUTIVE DIRECTOR**

**E. AGENDA REVIEW**

**F. HOUSING AUTHORITY CONSENT CALENDAR**

**F-1.** DIRECT the Executive Director of the Richmond Housing Authority (RHA) to exercise the Richmond Village I Option to Purchase and then seek through a Request For Proposals (RFP) process a developer to own the improvements and operate the project under a ground lease to RHA - Housing Authority (Shasa Curl/Nannette Beacham 621-1300).

**F-2.** DESIGNATE EAH Housing as the preferred developer for the redevelopment and operation of Nevin Plaza; AUTHORIZE the Executive Director of the Richmond Housing Authority (RHA) to negotiate an Exclusive Right to Negotiate (ERN) for the redevelopment and operation of Nevin Plaza with EAH Housing, and if during the ERN negotiations RHA and EAH Housing are unable to finalize terms, AUTHORIZE the Executive Director to negotiate an ERN with Eden Housing for the redevelopment and operation of Nevin Plaza (Shasa Curl/Nannette Beacham 621-1300).

**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 Mr. Jerrold Hatchett for 50 years of service to the community and his retirement from Sims Metal - Vice Mayor Nathaniel Bates (620-6743) and Mayor Tom Butt (620-6503).

**D-2.** PROCLAMATION declaring March 2020 as Women's History Month in the City of Richmond - Office of the Mayor (Mayor Tom Butt 620-6503).

**D-3.** PROCLAMATION celebrating the Salesian College Preparatory football team on their state championship victory - Office of the Mayor (Mayor Tom Butt 620-6503).

**D-4.** ANNOUNCE recent resignation from City of Richmond boards, commissions, and committees; and ANNOUNCE vacancies as of February 19, 2020, and ask that interested individuals send applications to the City Clerk - Office of the Mayor (Mayor Tom Butt 620-6503).

**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. STATE OF THE CITY ADDRESS**

**H-1.** RECEIVE a presentation by Mayor Tom Butt of the annual State of the City address - Office of the Mayor (Mayor Tom Butt 620-6503).

**I. STUDY AND ACTION SESSION**

**I-1.** RECEIVE a report by Communities for a Better Environment (CBE) explaining the need for causal flaring reports to be given to the public in a timely manner; and DIRECT staff to send a letter to BAAQMD requesting that they release the flaring causal reports in a timely manner for transparency to the public they serve - Councilmember Eduardo Martinez (620-6593) and Councilmember Melvin Willis (412-2050).

**I-2.** DIRECT the City Manager to immediately suspend differential pay to all employees that have not been officially voted upon and approved by a majority of the City Council; and review the differential pay issue and return to the Council within an appropriate time at the City Manager's discretion with recommendations for future use of differential salaries - Vice Mayor Nathaniel Bates (620-6743) and Councilmember Eduardo Martinez (620-6593).

**I-3.** AUTHORIZE: (1) the city manager and city staff to begin planning, seeking funding, and seeking an organization to provide management services for a potential managed transitional village located on a City-owned, 5.9 acre parcel bounded by Vernon Avenue, Castro Street and the Richmond Parkway. Collaborate with the Contra Costa County Health Services Health, Housing & Homeless Services, and the Richmond Homeless Task Force; and (2) Authorize the city manager, city attorney, and city staff to draft an ordinance consistent with the California Department of Housing and Community Development's Division of Codes and Standards approved "Emergency Housing: Permanent Adoption of Emergency Regulations" to enable permanent voluntary minimum standards by which local governments may develop emergency shelter ordinances to address homelessness. The ordinance would allow the use of state-compliant emergency sleeping cabins and emergency facilities as described in Information Bulletin 2018-05 (SHL, FBH, MH): Emergency Housing - Permanent Adoption of Emergency Regulations, which addresses the permanent adoption of emergency building standards amending the 2016 California Building Code (CBC) and the 2016 California Residential Code (CRC). These regulations are part of California Code of Regulations, Title 24, Parts 2 (CBC) and 2.5 (CRC) - Office of the Mayor (Tom Butt 620-6503).

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

**K. 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.*