



**City Hall  
1401 Marina Way South  
Richmond, CA 94804**

**AGENDA  
06/05/2007**

**Mayor  
Gayle McLaughlin**

**Vice Mayor  
Nathaniel Bates**

**Council Members  
Thomas K. Butt  
Ludmyrna Lopez  
John E. Marquez  
Jim Rogers  
Harpreet S. Sandhu  
Tony K. Thurmond  
Maria T. Viramontes**

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

**Community Redevelopment Agency  
Housing Authority  
Joint Powers Financing Authority  
Surplus Property Authority  
Local Reuse Authority**

# 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 complete and file a speaker’s card with the City Clerk **prior to the City Council’s consideration of Item C, Agenda Review.** An item removed from the Consent Calendar may be placed anywhere on the agenda following the City Council’s agenda review.

*The City Council’s adopted Rules of Procedure recognize that debate on policy is healthy; debate on personalities is not. The Chairperson has the right and obligation to cut off discussion that is too personal, too loud, or too crude.*

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**Morning Open Session**

8:30 a.m.

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

**Closed Session**

Shimada Room of City Hall

A. **CITY COUNCIL**

A-1. LIABILITY CLAIMS

Antoinette Jones vs. City of Richmond

A-2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Subdivision [a] of Government Code Section 54956.9)

Peters/Parr/Walker vs. City of Richmond

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**Evening Open Session**

Council Chambers

**Study Session**

5:00 p.m.

The purpose of the study session is as follows

- A. **REVIEW AND DISCUSS THE PORT OF RICHMOND'S STRATEGIC BUSINESS PLAN AND PROVIDE DIRECTION TO STAFF AS APPROPRIATE - PORT (JIM MATZORKIS 215-4600). 45 MINUTES.**
- B. **1) REVIEW THE FINAL 2007 COMMUNITY SURVEY REPORT, 2) RECEIVE A PRESENTATION FROM THE NATIONAL RESEARCH**

**CENTER OF THE CITY'S 2007 COMMUNITY SURVEY RESULTS AND 3) PROVIDE DIRECTION TO STAFF AS APPROPRIATE - CITY MANAGER'S OFFICE (BILL LINDSAY 620-6512). 60 MINUTES**

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**Special Meeting Richmond Housing Authority**

6:45 p.m.

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. PUBLIC HEARING**

**D-1. ADOPT A RESOLUTION** - approving submission of the U.S. Department of Housing and Urban Development's required One-Year and Five-Year Agency Plan - Community Economic Development (Steve Duran 307-8140).

**E. ADJOURNMENT**

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**Special Joint Meeting of the Richmond Community Redevelopment Agency/City Council**

6:50 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. AGENCY/COUNCIL AS A WHOLE**

**C-1.** Discuss and consider options for window systems and heating, ventilation and air conditioning (HVAC) for the City Hall and existing Hall of Justice and direct staff to implement one of four window system and HVAC scenarios presented. This item is continued from May 1, 2007 (Continued from May 1, 2007, meeting) - Steve Duran 307-8140.

**C-2.** Adopt resolutions authorizing the City Manager and the Executive Director of the

Agency to execute the Lease by and between the City of Richmond, as landlord, and the Richmond Community Redevelopment Agency, as tenant, for approximately 11,534 rentable square feet on the 2nd and 3rd floors of the building at 401 27th Street, Richmond, California, with prepaid rent for 30 years in the amount of \$79,743.45 - Community and Economic Development (Steve Duran 307-8140).

**D. ADJOURNMENT**

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**Joint Meeting of the Joint Powers Financing Authority/Richmond  
Community Redevelopment Agency/City Council**

6:55 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. PUBLIC HEARINGS**

**C-1.** Conduct a public hearing and adopt attached resolutions of the City Council, Redevelopment Agency Board, and Joint Powers Financing Authority approving and authorizing the issuance of Richmond Community Redevelopment Agency tax allocation revenue bonds for Redevelopment in a par value not to exceed \$70,000,000 and for Affordable Housing in a par value not to exceed \$11,000,000 and authorize the city manager and the executive director, or their designees, to execute all documents necessary to carry out the intent of the resolutions. The Finance Standing Committee reviewed this item on May 14, 2007, and recommended approval - Community and Economic Development (Steve Duran 307-8140)

**D. ADJOURNMENT**

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**CITY COUNCIL**

7:00 p.m.

- A. **ROLL CALL**
- B. **STATEMENT OF CONFLICT OF INTEREST**
- C. **AGENDA REVIEW**
- D. **REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE AND NON-CONFIDENTIAL DISCUSSIONS HELD DURING CLOSED SESSION**
- E. **OPEN FORUM FOR PUBLIC COMMENT**
- F. **PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**
  - F-1. Acknowledge St. David's School and Sheldon Elementary School as program winners in the 2007 Junior Fire Prevention Program - Fire Department (Chief Michael Banks 307-8161).
  - F-2. Presentation of Certificates for Exceptional Achievement to Students in the TECHS After-School Program - Mayor McLaughlin (620-6503).
  - F-3. Proclamation honoring Juneteenth in Richmond - Mayor McLaughlin (620-6503).
- G. **CONSENT CALENDAR**
  - G-1. **APPROVE** - the purchase of four (4) CheckEze Self-Check machines for the Richmond Public Library from ID Recall Systems in the amount of \$68,496, plus maintenance beginning in 2008 of \$6,000-\$10,000 per year for five (5) years - Library and Community Services (Monique le Conge 620-6555).
  - G-2. **ADOPT A RESOLUTION** - approving the Engineer's Report relating to the Fiscal Year 2007-08 annual assessment for the Hilltop Landscape Maintenance District ("HLMD"), and setting the public hearing concerning the proposed increase in assessments for June 19, 2007 - Public Works (Willie Haywood 231-3010).
  - G-3. **ADOPT AN ORDINANCE** - amending Chapter 6.06 Historic Structure Code of the Richmond Municipal Code increasing the HPAC membership from seven to nine members (second reading) - Planning (Richard Mitchell 620-6706).
  - G-4. **ADOPT AN ORDINANCE** - amending Richmond Municipal Code Chapter 3.20 to

allow Planning Commission members to remain in office until successors are appointed and to establish a quorum of the Planning Commission as a majority of the currently serving members, but no fewer than three (3) (second reading) - Councilmember Viramontes (620-6581).

- G-5. INTRODUCE AN ORDINANCE** (FIRST READING) establishing the wages, salary, and compensation for the new classification of Recreation Director - Human Resources (Leslie Knight 620-6600).
- G-6. ADOPT A RESOLUTION** - amending the City of Richmond position classification plan to add the classification of Recreation Director - Human Resources (Leslie Knight 620-6600).
- G-7. ADOPT AN ORDINANCE** - amending the wages, salary, and compensation for the classification of Code Enforcement Manager - Human Resources (Leslie Knight 620-6600).
- G-8. APPROVE** - recommendation to appoint Gloria Vasquez-Alvarez to fill an open seat on Human Relations/Human Rights Commission, term expiring March 30, 2008 - Mayor McLaughlin (620-6503).
- G-9. APPROVE** - minutes of the meeting held on May 29, 2007 - City Clerk's Office (Diane Holmes 620-6513).

## **H. PUBLIC HEARINGS**

- H-1.** Conduct a public hearing and introduce an ordinance (the "Ordinance") that contains a description of the previously approved eminent domain program of the Richmond Community Redevelopment Agency pursuant to the Redevelopment Plans (the "Plans") for Project Area Nos. 1-A (Eastshore Park), 1-B (Pilot), 1-C (Potrero), 3-A (Garvin), 6-A (Harbor Gate), 8-A (Hensley), 10-A (Downtown), 10-B (Nevin), 11-A (Harbour), and 12-A (North Richmond) (the "Project Areas"), and adopt the attached Notice of Exemption for the Ordinance - Community Economic Development (Steve Duran 307-8140).
- H-2.** Conduct a public hearing on the appeal of the Planning Commission's actions to deny an application for a tentative tract map for the Canyon Oaks II residential development at the intersection of San Pablo Dam and Castro Ranch Road. Consider certification of a Final Environmental Impact Report for the project; adoption of a Project Mitigation and Monitoring Report (MMRP); approval of a General Plan Amendment and Rezoning; and approval of a Tentative Subdivision Map for the Project - Planning (Richard Mitchell, Janet Harbin, Jonelyn Wales 620-6706).

**I. RESOLUTIONS**

**I-1. ADOPT A RESOLUTION** - approving and authorizing the City Manager to execute the Project Labor Agreement (PLA) and the accompanying Memorandum of Understanding (MOU) for the Civic Center Project, which are by and between: the City of Richmond; Richmond Civic Center Partners, LLC; Charles Pankow Builders, Ltd.; Contra Costa Building & Construction Trade Council; Employer’s Advocates, Inc; together with “Contractors” and “Unions” (as defined in the PLA) that may sign an “Agreement to be Bound” in the future - Community Economic Development (Steve Duran 307-8140).

**I-2. ADOPT A RESOLUTION** - authorizing the City Manager to execute an agreement with Richmond Civic Center Partners, LLC. for Phase 1B of the Civic Center Revitalization Project in an amount not to exceed \$80 million and approving a budget not to exceed \$94 million, including Furniture Fixtures and Equipment, Project Management and an Owner-controlled contingency for unforeseeable Owner-initiated changes or unforeseeable field conditions – Community and Economic Development Agency (Steve Duran 307-8140)

**J. ORDINANCES**

**K. COUNCIL AS A WHOLE**

**K-1.** Authorize the execution of a contract with Mack5 for Civic Center Phase 1B Project Management Services in an amount not to exceed \$1,715,864. The Finance Standing Committee reviewed this item on May 14, 2007, and recommended approval - Community and Economic Development (Steve Duran 307-8140)

**L. COMMUNICATIONS**

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

**N. ADJOURNMENT**

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Center Library and in the lobby of City Hall South*