



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA

Tuesday, September 15, 2020

5:00 p.m.

**PLEASE NOTE NEW CHANGES IN THE
PUBLIC COMMENT PROCEDURES
HIGHLIGHTED IN GREEN**

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
Nathaniel Bates

Councilmembers
Ben Choi
Demnlus Johnson III
Eduardo Martinez
Jael Myrick
Melvin Willis

ALL CITY COUNCIL MEMBERS WILL PARTICIPATE VIA TELECONFERENCE

Housing Authority Tenant Commissioners
Jaycine Scott
Vacant

CORONAVIRUS DISEASE (COVID-19) ADVISORY

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin

Newsom have issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing. Both <https://www.coronavirus.cchealth.org/> and <http://www.ci.richmond.ca.us/3914/Richmond-Coronavirus-Info> provide updated coronavirus information.

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the City of Richmond City Council meeting will be limited to Council members, essential City of Richmond staff, and members of the news media. Public comment will be confined to items appearing on the agenda and will be limited to the methods provided below. Consistent with Executive Order N-29-20, this meeting will utilize teleconferencing only. The following provides information on how the public can participate in this meeting.

How to watch the meeting from home:

1. KCRT – Comcast Channel 28 or AT&T Uverse Channel 99
2. Livestream online at <http://www.ci.richmond.ca.us/3178/KCRT-Live>

Public comment may be submitted by mail, email and/or Zoom video conference in the manner that follows; provided that no member of the public may submit more than one verbal comment per agenda item.

1. Via mail received by 1:00 p.m. the day of the meeting, sent to 450 Civic Center Plaza, 3rd Floor, Office of the Clerk, Richmond, CA 94804.
2. Via email to cityclerkdept@ci.richmond.ca.us by 1:00 p.m. the day of the meeting.

Emails **MUST** contain in the subject line 1) public comments – Open Session prior to Closed Session; 2) public comments – Open Forum; or 3) public comments agenda item # [include the agenda item number]. All such email will be posted on-line and emailed to the City Council before the meeting is called to order. The Clerk will prepare summaries of all such email and the summaries will be read into the record. **No individual email will be read into the record, only the summaries.** Due to the high volume of emails received, emails that do not contain the correct identifying information in the subject line may be overlooked and may not become part of the record. **Email received after 1:00 p.m. will not be summarized nor read into the record. Email received after 1:00 p.m. will, however, be posted on-line following the meeting as part of the supplemental materials attached to the meeting minutes.**

3. Via Zoom by video conference or by phone using the following link/call-in numbers – for Open Session and City Council:

Please click the link below to join the webinar:

<https://zoom.us/j/99312205643?pwd=MDdqNnRmS2k4ZkRTOWhlUldQOUF1Zz09>

Passcode: ccmeeting

Or iPhone one-tap:

US: +16699006833,,99312205643# or +13462487799,,99312205643#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 993 1220 5643

International numbers available: <https://zoom.us/j/99312205643>

a. To comment by video conference, click on the Participants button at the bottom of your screen and select the **“Raise Your Hand”** button to request to speak when Public Comment is being asked for. Speakers will be called upon in the order they select the “Raise Your Hand” feature. When called upon, you will be unmuted. After the allotted time, you will then be re-muted. **

b. To comment by phone, you will be prompted to “Raise Your Hand” by pressing **“*9”** to request to speak when Public Comment is asked for. When called upon, you will be unmuted. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> -Joining-a-meeting-by-phone. **

**The clerk will announce the item number and ask individuals who would like to address the Council to raise their hand. After the clerk reads the item into the record, the request to speak period on the item will be closed.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Council receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

Record of all public comments:

All public comments will be considered a public record, put into the official meeting record. All public comments will be available after the meeting as supplemental materials and will be posted as an attachment to the meeting minutes when the minutes are posted: <http://www.ci.richmond.ca.us/Archive.aspx?AMID=31>.

Procedures for Removing Consent Calendar Items from the Consent Calendar

Councilmembers and members of the public who wish to remove an item from the consent calendar must comply with the following procedures in order to remove an item from the consent calendar:

1. Telephone or email a City staff member who has knowledge of the subject matter by 2:00 p.m. on the day of meeting. Any staff member shown as an author of the agenda report for the particular item has knowledge of the subject matter and may be called.

2. Inform the City Clerk's Office by email at cityclerkdept@ci.richmond.ca.us or by phone at 510-620-6513, ext. 9, by 3:00 p.m. that they discussed the matter with staff with knowledge of the subject matter and that such Councilmember or member of the public, nonetheless, desires the item to be removed from the consent calendar for discussion.

Staff will be informed by the City Clerk's Office as soon as reasonably practicable after notice of the request to remove the item from the consent calendar. Staff may attend the meeting remotely.

Accessibility for Individuals with Disabilities

Upon request, the City will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested at least two days before the meeting. Requests should be emailed to cityclerkdept@ci.richmond.ca.us or submitted by phone at 510-620-6513, ext. 9, or 510-620-6509. Requests made by mail to City Clerk's Office, City Council meeting, 450 Civic Center Plaza, Richmond, CA 94804 must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

Effect of Advisory on In-person public participation

During the pendency of the Executive Order N-29-20, the language in this Advisory portion of the agenda supersedes any language below in the meeting procedures contemplating in-person public comment.

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.

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

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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).

**OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE
CLOSED SESSION**

5:00 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

LIABILITY CLAIMS - (Government Code Section 54956.9):

Robin Poindexter v. City of Richmond

Mark Cisneros v. City of Richmond

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

Cooley v. City of Richmond, et al.

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section
54957.6):

Agency Representatives: Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit
2. SEIU Local 1021 Part Time Unit
3. IFPTE Local 21 Mid-Level Management Unit
4. IFPTE Local 21 Executive Management Unit
5. Richmond Police Officers Association RPOA
6. Richmond Police Management Association RPMA
7. IAFF Local 188
8. Richmond Fire Management Association RFMA

**SPECIAL MEETING OF
THE RICHMOND HOUSING AUTHORITY**

6:25 p.m.

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. REPORT FROM THE EXECUTIVE DIRECTOR

D. AGENDA REVIEW

E. HOUSING AUTHORITY CONSENT CALENDAR

E-1. ADOPT a resolution approving a contract amendment with Intergraded Security Management Group (ISMG) for security services at Nevin Plaza and Hacienda in the amount of \$667,732, for a total amount not to exceed \$1,403,572, with a one-year optional extension - Richmond Housing Authority (Nannette J. Beacham 621-1309).

E-2. ADOPT a resolution authorizing a contract amendment with USA Carpet for as-needed carpet installation services to support unit turn over activities in the amount of \$30,000 for a new contract total amount not to exceed \$40,000 and extending the term to September 30, 2022 - Richmond Housing Authority (Nannette Beacham/Sharrone Taylor 621-1309).

E-3. ADOPT a resolution approving a one-year sole-source license agreement addendum with Yardi Computer Systems, Inc. to provide the computer software required to administer the Low-Income Public Housing Program in an amount not to exceed \$21,000 ending July 1, 2021 - Richmond Housing Authority (Nannette Beacham 621-1309).

E-4. APPROVE the minutes of the special June 30, 2020, and July 28, 2020, Richmond Housing Authority Meetings - City Clerk's Office (Pamela Christian 620-6513).

F. ADJOURNMENT

**REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE
RICHMOND COMMUNITY REDEVELOPMENT AGENCY AND
RICHMOND CITY COUNCIL**

6:30 p.m.

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. AGENDA REVIEW

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

E. REPORT FROM THE CITY MANAGER

F. OPEN FORUM FOR PUBLIC COMMENT

**G. SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY
REDEVELOPMENT AGENCY CONSENT CALENDAR**

G-1. ADOPT a resolution authorizing the issuance of not to exceed \$25,000,000 in tax-exempt and/or taxable refunding bonds for the purpose of financing the prepayment of certain obligations under a loan agreement and the refunding of certain bonds of the Richmond Community Redevelopment Agency and funding a swap termination payment related to the Richmond Community Redevelopment Agency's subordinate tax allocation refunding bonds (merged project areas), 2010 Series A; approving the forms and authorizing the execution and delivery of a First Supplemental Trust Agreement, a Bond Purchase Agreement, a Continuing Disclosure Agreement, one or more Escrow Agreements, a Swap Termination Agreement and documents related thereto; and authorizing and approving certain actions taken in connection therewith - Finance Department (Belinda Brown 620-6740) and Community Development Department (Lina Velasco 620-6841).

H. CITY COUNCIL CONSENT CALENDAR

H-1. APPROVE a first amendment to legal services agreement with Shartsis Friese LLP (Kathleen Keeler Bryski and Jodi Fedor) to continue representation of the City in negotiations with the selected Point Molate master developer for the disposition and development of Point Molate, to increase the payment limit by \$150,000 with a total payment limit of \$450,000 to be paid with funds deposited by the master developer, and to extend to the term to June 30, 2022 - City Attorney's Office/Community Development Department (Rachel Sommovilla/Carlos A. Privat 620-6509/Lina Velasco 620-6706).

- H-2.** APPROVE an amendment to the contract with Koff and Associates in the amount of \$10,000, to assist the City with the Executive Management recruitments, for a total amount not to exceed \$20,000 - Human Resources Management Department (Allison Picard/ Donna Newton 620-6602).
- H-3.** APPROVE a standing purchase order with Universal Building Services & Supply Co. for green seal cleaning products and trash bags in an amount not to exceed \$200,000 over a three-year period, with an option to extend the purchase order for an additional two years - Public Works Department (Yader A. Bermudez 774-6300).
- H-4.** ADOPT a resolution to ACCEPT and APPROPRIATE a grant award for Fiscal Year 2019/20, in the amount of \$8,723, from the Pacific Library Partnership for networking/broadband costs and costs related to Link+, for the Library and Community Services Department, Library Division - Library and Community Services Department (Jane Pratt 620-5452/Wylendia Eastman 620-6963).
- H-5.** RECEIVE the City's Investment and Cash Balance Report for the month of July 2020 – Finance Department (Belinda Brown/Delmy Cuellar 620-6740).
- H-6.** ADOPT a resolution reaffirming the Contra Costa Mayors Conference letter supporting for the 'Plan Bay Area 2050 Baseline Data Methodology' for the Regional Housing Needs Allocation (RHNA) - Community Development Department (Lina Velasco 620-6841).
- H-7.** ADOPT an ordinance (second reading) rezoning the Project Site to a Point Molate Planned Area District (PM-PAD) with -H, Historic District Overlay for the Winehaven Historic District, and ADOPT an ordinance (second reading) approving a Development Agreement - Community Development Department (Lina Velasco 620-6841).
- H-8.** APPROVE an appointment to the Planning Commission: APPOINT Bruce Brubaker, new appointment, seat #4, term expiration date June 30, 2022; Masoomah Sharifi Soofiani, new appointment, seat #6, term expiration date June 30, 2022; Alpa Agarwal, new appointment, seat #7, term expiration date June 30, 2022 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-9.** APPROVE a contract amendment with Alex Kushner Construction to expand the scope of work and increase the contract amount by \$78,000 to a total contract amount of \$978,000 to pay the final construction change order for the ADA Improvements at the Shields Reid Community Center - Public Works Department (Yader A. Bermudez, 774-6300).
- H-10.** DESIGNATE Mayor Tom Butt as voting delegate to represent the City of Richmond at the League of California Cities' 2020 Annual Conference and Expos being held virtually Wednesday, October 7 and 8 - City Clerk's Office (Pamela Christian 620-6513).

H-11. APPROVE the minutes of the regular July 28, 2020, and special August 5, 11, and 18, 2020, meetings - City Clerk's Office (Pamela Christian 620-6513).

I. CITY OF RICHMOND CONSENT CALENDAR RESOLUTIONS RELATING TO POLICY DECISIONS ON ISSUES THAT PERTAIN TO OTHER JURISDICTIONS

I-1. ADOPT a resolution urging the state legislature and governor to overturn Assembly Bill 1838 (2018) and give cities back their right to improve public health and raise revenue by disincentivizing consumption of soda and other sugary beverages - Office of the Mayor (Mayor Tom Butt 620-6503).

J. PUBLIC HEARINGS

J-1. INTRODUCE an ordinance (first reading) amending section 15.04.104.020, Definitions, section 15.04.201.020, Land Use Regulations, section 15.04.201.030.A, Accessory Building Height, section 15.04.201.050.B, Accessory Building Height, section 15.04.202.020, Land Use Regulations, section 15.04.607.040, Calculation of Parking Requirements, and section 15.04.610.030, Accessory Short-Term Rentals ("Home-Shares") and repealing section 15.04.610.020, Accessory Dwelling Units, and adopting section 15.04.610.020, Accessory Dwelling Units and Junior Accessory Dwelling Units of the Richmond Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units - Community Development Department (Lina Velasco 620-6706). **This item was continued from the September 8, 2020, meeting.**

J-2. CONTINUED TO September 22, 2020, the matter to HOLD public hearing; and INTRODUCE an ordinance for the cleanup amendments to Chapter 15.04 - Zoning and Subdivisions Regulations of the Richmond Municipal Code - Community Development Department (Lina Velasco 620-6706).

K. COUNCIL AS A WHOLE

K-1. APPROVE an employment contract with Ms. Stricker APPOINTING her as City Attorney, providing for a three-year term commencing November 9, 2020, at a base salary of \$235,680 annually, and other specified employment terms - City Manager's Office (Laura Snideman 620-6512).

K-2. RECEIVE an update on the status of the "Re-imagining Police and Public Safety" process; PROVIDE feedback on a possible future consultation and facilitation services agreement with CircleUp Education; and CONSIDER appointment methodology recommendation to form a 21-member task force - City Manager's Office (Laura Snideman 620-6512).

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

M. **ADJOURNMENT**

*This agenda may be previewed on KCRT – Channel 28, Richmond Television,
City website 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.*