



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

**AGENDA
06/19/2007**

**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

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.

Morning Open Session

9:00 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. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Real Property Negotiations (Government Code Section 54956.8)

Property: 2705 Macdonald Avenue (APN 515-241-011-3)

Negotiating Parties: Steve Duran, Richmond Community Redevelopment Agency, and Tony and Sareth Sok, owners

Under Negotiation: Price and Terms

Real Property Negotiations (Government Code Section 54956.8)

Property: Portion of Wright Avenue adjacent to the intersection with 4th Street.

Negotiating Parties: Bill Lindsay, City of Richmond, and Jim Cannon, Levine Terminals

Under Negotiation: Price and Terms

Real Property Negotiations (Government Code Section 54956.8)

Property: 1 Barrett Avenue

Negotiating Parties: Bill Lindsay, City Manager and Hermann Welm, Industrial/Commercial Land Consulting, Owner Representative

Under Negotiations: Price and Terms

Evening Open Session

Council Chambers

Study Session

10:00 a.m. to 4:00 p.m.

The purpose of the study session is as follows:

- A. Review of proposed 2007/2008 Budget and Five-Year Capital Improvement Plan – Finance Department (James Goins 620-6740).

Special Richmond Community Redevelopment Agency

6:30 p.m.

PLEDGE TO THE FLAG

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. CONSENT CALENDAR

C-1. ADOPT A RESOLUTION - required by MTC, authorizing the submittal of funding applications for: (1) Metropolitan Transportation Regional Transportation Improvement Program (RTIP) funds and (2) Federal Surface Transportation Program (STP)/Congestion Mitigation and Air Quality Improvement (CMAQ) funds for bicycle, pedestrian and access improvements along segments of Barrett Avenue, Nevin Avenue, and Marina Way.- Richmond Community Redevelopment Agency (Steve Duran - 307-8140)

C-2. APPROVE – the minutes of the Joint Meeting of the Redevelopment Agency/City Council and the regular meeting of the Agency held on June 5, 2007 – City Clerk’s Office (Diane Holmes 620-6513).

D. AGENCY AS A WHOLE

- E-1. Review the project description and guiding principles for the Miraflores Housing Project and direct staff to submit an application to the City Planning Department to initiate the development entitlement process, based on the recommended project description, and to implement the guiding principles - Richmond Community Redevelopment Agency (Steve Duran - 307-8140)

E. ADJOURNMENT

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. Letter of Recognition Honoring Reverend Sheila Cook - Mayor McLaughlin (620-6581).

G. CONSENT CALENDAR

- G-1. **ADOPT A RESOLUTION** - adjusting appropriations of the 2006-2007 Workforce Investment Act (WIA) and grant programs in the amount of \$158,839 - Employment and Training (Sal Vaca 307-8006).

- G-2. **ADOPT AN ORDINANCE** - (second reading) 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 (Galvin), 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)

- G-3. AUTHORIZE** - the Community and Economic Development Director to terminate for default of a lease with Point Richmond R & D Associates, LLC for unimproved City property located on West Richmond Avenue adjacent to the Tech Center II - Community & Economic Development (Steve Duran 307-8140).
- G-4. APPROVE** the purchase of the 24 police cars – Public Works (Willie Haywood 231-3010).
- G-5. APPROVE** - the “Guidelines and Policy for Donations of Furnishings and Plaques” as recommended by the Recreation and Parks Commission - Public Works (Willie Haywood 231-3010).
- G-6. APPROVE** - award of contract to McNabb Construction for the renovation of play equipment at Shields-Reid Park in North Richmond in an amount not to exceed \$157,500 to be funded by the 2006-2007 North Richmond Waste and Recovery Mitigation Fee Fund - Public Works (Willie Haywood 231-3010).
- G-7. AUTHORIZE** - staff to call for construction bids for the 2007-08 Pavement Rehabilitation Projects. This item was reviewed and referred to the City Council by the Finance Committee on 6/14/2007 Engineering (Rich Davidson 307-8105).
- G-8. AUTHORIZE** - staff to amend the existing construction management services contract with Harris & Associates, Inc. to include the services for the 2007 Pavement Rehabilitation projects which would increase the contract value by \$760,000 for a total amount of \$1,510,000. This item was reviewed and referred to the City Council by the Finance Committee on 6/14/2007 - Engineering (Rich Davidson 307-8105)
- G-9. ACCEPT** - the work performed by Republic Electric for the completion of the “Installation of eight In-Pavement Crosswalk Warning Light Systems at a final construction cost of \$194,947.00 -Engineering (Rich Davidson 307-8105)
- G-10. ACCEPT** - the San Francisco Foundation (SFF) Grant in the amount of \$10,000, and authorize the Director of Library & Community Services to sign any documents

related to acceptance of these funds - Library & Community Services (Monique A. le Conge 620-6973).

- G-11. APPROVE** - a contract with ABC Security Service, Inc., to provide unarmed security service for the Richmond Public Library in an amount not to exceed \$65,000 for FY 07/08, with options to renew the contract through 2010. - Library & Community Services (Monique A. le Conge 620-6555)
- G-12. APPROVE** - the purchase of CLASS system software and hardware upgrades from ActiveNetwork in the amount of \$38,000 for photo ID scanning capabilities at community centers for recreation program participants – Library & Community Services (Monique A. le Conge 620-6793).
- G-13. APPROVE** - the sole-source purchase of sixteen (16) Useful DiscoverStation public access computers for the Richmond Public Library in an amount not to exceed \$23,000 - Library & Community Services (Monique A. le Conge 620-6555)
- G-14. APPROVE** - the contract and funding for fireworks by Boom Boom, Inc., in the amount of \$25,000 for the 2007 Fireworks Celebration to be held July 3, 2007, at the Marina Bay Park. - Library & Community Services (Monique A. le Conge, 620-6793)
- G-15. APPROVE** - the sole source purchase of twelve (12) sets of Globe Custom 7.5oz Millenia G-Xtreme Turnouts for the Fire Department in an amount not to exceed \$28,800 through L.N. Curtis and Sons - Fire Department (Chief Michael Banks 307-8161).
- G-16. APPROVE** - a contract amendment with the Crossover Creative Group for an amount not to exceed \$20,000 for the development of a “teaser” campaign to promote the Community of Leaders recruitment campaign - Police Department (Chief Chris Magnus 620-6655).
- G-17. APPROVE** - a contract with San Francisco Radio Assets (KSFO AM 560, Oakland Raiders Radio) to provide commercial messages that will enhance police recruitment efforts in the amount of \$17,000 - Police Department (Chief Chris Magnus 620-6655).
- G-18. APPROVE** - a contract with the Police Executive Research Forum in the amount of \$48,500 for Police Department personnel development and crime reduction consulting services - Police Department (Chris Magnus, 620-6655).
- G-19. APPROVE** - a contract with BondLogistix, LLC in the amount of \$40,000 to file a refund claim with the Internal Revenue Service in the amount of \$458,535.73 relating to a previous payment of arbitrage rebate liability of the 1999 Wastewater

Revenue Bonds - Finance Department (James Goins 620-6740).

- G-20. REVIEW** - and accept the City's July 1, 2005, Post-Retirement Benefit Program Actuarial Valuation Report, which calculates the City's Annual Required Contribution (ARC) and annual cost of Other Post Employment Benefits (OPEBs) - Finance Department (James Goins 620-6740).
- G-21. REVIEW** - and accept the Joint Powers Financing Authority's Component Financial Statements for the Year Ended June 30, 2006 - Finance Department (James Goins 620-6740).
- G-22. ADOPT A RESOLUTION** - amending the Trust Indenture of the 2005 Pension Obligation Bonds to provide for adjustment of certain terms of the Series 2005B-1 Bonds and the Series 2005B-2 Bonds that would apply following their respective Full Accretion Dates (as defined in the Indenture), including but not limited to, changes that would result in fixed rather than variable interest rates paid by the City - Finance Department (James Goins 620-6740).
- G-23. ADOPT AN ORDINANCE** - (SECOND READING) establishing the wages, salary, and compensation for the new classification of Recreation Director - Human Resources (Leslie Knight 620-6600).
- G-24. RECEIVE** - and review 1) a report on updated salary surveys for Local 1021, Local 21, Local 188, RFMA, RPOA, RPMA and Exempt and Confidential Management; 2) Introduce an ordinance (first reading) implementing a more comprehensive salary plan for classifications in the Exempt and Confidential Management Group; and 3) Discuss with the appropriate bargaining units those identified classifications which are 10% or more out of market and are difficult to recruit (added as a result of the June 14, 2007 Finance Committee Meeting).
- G-25. AUTHORIZE** - the City Manager to execute an amendment to the contract with Susan M. Wright & Associates extending the contract term from June 30, 2007, to September 30, 2007 and raising the contract limit from \$10,000 to \$25,000.
- G-26. APPROVE** - the expenditure of \$127,845, which represents Richmond's share of the 2007/08 West Contra Costa Transportation Advisory Committee (WCCTAC) fiscal year budget. (This item was reviewed by the Finance Committee at its June 14, 2007, meeting, and the Committee recommends City Council approval.) - City Manager's Office (Bill Lindsay 620-6512).
- G-27. APPROVE** - a contract with the Mejorando Group to work with employees city-wide to improve customer service throughout the organization in an amount not to

exceed \$50,000 for Fiscal Year 2007/08-City Manager Department (Bill Lindsay 620-6512).

G-28. APPOINT - Councilmembers Tom Butt and Maria Viramontes to an ad hoc committee of the City Council to begin working with staff on restructuring the Planning and Design Review process - Mayor McLaughlin (620-6503).

G-29. APPROVE – minutes of the Joint Meeting of the Redevelopment Agency/City Council and the Morning and Evening Open Sessions held on June 5, 2007 – City Clerk’s Office (Diane Holmes 620-6513).

H. PUBLIC HEARINGS

H-1. Approve a Vesting Tentative Map, subject to conditions (Attachment 2), and Design Review Permit with attachments, subject to conditions (Attachment 3), for the Point Richmond Shores residential condominium development (the “Project”) at the corner of Dornan Drive and Brickyard Cove Road - Planning Department (Richard Mitchell, Janet Harbin 620-6706).

H-2. Adopt a Resolution (Attachment A) authorizing the City of Richmond to levy special assessments against certain properties having unpaid accounts relating to Administrative Citations, constituting a public nuisance under Richmond Municipal Code (RMC) Chapters 6.38, 9.22 and 9.50 - Police Department (Chief Chris Magnus 620-6655).

H-3. Adopt a Resolution (Attachment A) authorizing the City of Richmond to levy special assessments against certain properties having unpaid accounts relating to cleanup notifications and inspections, lot cleanups and/or building board ups, constituting a public nuisance under Richmond Municipal Code (RMC) Chapter 9.22 - Police Department (Chief Chris Magnus 620-6655).

H-4. Conduct a Public Hearing and Accept the Engineer’s Report for the Hilltop Landscape Maintenance Assessment District Fiscal Year 2007-2008 – Public Works (Willie Haywood 231-3010).

I. RESOLUTIONS

J. ORDINANCES

K. COUNCIL AS A WHOLE

K-1. Authorize City Staff to work with the Weinstein Memorial Committee to erect a

memorial bench in memory of cyclist Daniel Weinstein at Clarence Street at Grand View near Overlook Park - Vice Mayor Bates (620-6581).

- K-2.** Direct staff to issue an RFP for License Plate Readers (LPR) in cooperation with the Richmond Police Department - Mayor McLaughlin (620-6503).
- K-3.** Direct staff to return with a draft modification to existing zoning text and supporting ordinances to clarify land uses in the buffer zone - Planning Department (Richard Mitchell, Lamont Thompson 620-6947).
- K-4.** Review and discuss the option for an emergency vehicle access road (EVA) between the proposed Canyon Oaks II development and the existing Canyon Oaks I community; take action to approve or deny the appeal for the Tentative Tract Map (TTM 8451) for the project; certify the Canyon Oaks II Environmental Impact Report (EID 1102306) which includes the Draft and Final EIR, and Mitigation Monitoring and Reporting Program; and, approve a General Plan Amendment and Rezoning for the proposed Canyon Oaks II residential subdivision (GPA/RZ 1102306) – Planning Department (Richard Mitchell, Jonelyn Whales 620-6785).
- K-5.** Discuss percentage of Richmond residents and minorities hired by Bay Cities Construction on City of Richmond contracts - Vice-Mayor Bates (620-6581).

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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Richmond Television, City website ci.richmond.ca.us
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Center Library and in the lobby of City Hall South*