



Agenda

MEETING(S) - (Meeting(s) are virtual)

SPECIAL RICHMOND HOUSING AUTHORITY AGENDA
REGULAR RICHMOND CITY COUNCIL AGENDA

Tuesday, October 18, 2022, 4:30 p.m.

Community Services Building

440 Civic Center Plaza

Richmond, CA 94804

Members:

Thomas K. Butt, Mayor

Demnlus Johnson III, Councilmember at Large

Nathaniel Bates, Councilmember at Large

Claudia Jimenez, Councilmember District 6

Eduardo Martinez, Vice Mayor at Large

Melvin Willis, Councilmember District 1

Gayle McLaughlin, Councilmember District 5

Jaycine Scott, Housing Authority Tenant Commissioner

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CORONAVIRUS DISEASE (COVID-19) ADVISORY

PURSUANT to the Governor of the State of California's Assembly Bill 361 and in the interest of the public health and safety, 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.

How to watch the meeting from home:

1. KCRT – Comcast Channel 28 or AT&T Uverse Channel 99
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Public comment may be submitted by mail, eComment, 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.

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.

Via eComments: eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until the conclusion of public comments for the agenda item. eComments can be viewed by the City Council and members of the public as they are submitted. Email your comment to cityclerkdept@ci.richmond.ca.us should you have difficulty submitting an eComment during a meeting.

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 with correctly labeled subject lines will be posted on-line and emailed to the City Council before the meeting is called to order. Email received after 1:00 p.m. will be posted on-line following the meeting as part of the supplemental materials attached to the meeting minutes.**

Via Zoom by video conference: for Open Session and City Council: **Please click the link below to join the webinar:**

<https://zoom.us/j/99312205643?pwd=MDdqNnRmS2k4ZkRTOWhiUldQOUF1Zz09>

Passcode: ccmeeting

By iPhone one-tap: US: +16699006833,,99312205643# or +13462487799,,99312205643#

By 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/u/aehrwCgISx>

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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 asked to unmuted by pressing *6.** 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.](https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone) **

**The mayor will announce the agenda item number and open public comment when appropriate.

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.

AB 361 Procedures in the Event of Technical Difficulties: In the event the meeting broadcast is disrupted, or if a technical issue on the agency's end disrupts public participation, the legislative body board cannot take any further action on the agenda until the technical issue is resolved.

Properly labeled public comments will be considered a public record, put into the official meeting record, 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 Items from the Consent Calendar: Members of the public who request to remove an item from the consent calendar must first discuss the item with a staff member by phone or a back-and-forth email discussion, and state the name of the staff member when requesting removal of the item from the consent calendar **(by 2 p.m. the day of the meeting)**.

Any member of the City Council who would like to remove an item from the consent calendar must notify the appropriate staff person and the City Clerk’s Office prior to the meeting. Although members of the City Council are encouraged to ask questions and share concerns with staff ahead of the meeting, they are not required to do so.

The Clerk’s Office must be informed of any requests to remove items from the Consent Calendar. Items removed from the Consent Calendar shall be placed at the end of the agenda for consideration.

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Effect of Advisory on In-person public participation: During the pendency of Assembly Bill 361, the language in this Advisory portion of the agenda supersedes any language contemplating in-person public comment.

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Pages

A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION

4:30 p.m.

B. ROLL CALL

C. CLOSED SESSION

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

- Richmond Shoreline Alliance v. City of Richmond
- Nagita v. City of Richmond

C.2. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency Representatives: Jaclyn Gross and Sharrone Taylor

Employee organizations:

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

C.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

- Property: 12th and Macdonald
Agency negotiators: Dave Aleshire, Lina Velasco, and Jesus Morales
Negotiating parties: SAA-EVI Richmond Partners, LLC
Under negotiation: Price and terms of payment
- Property: South 45th Street to the west, Wall Avenue to the south, Interstate 80 to the east, and the BART tracks to the north
Agency negotiators: Anita Luck, Lina Velasco, and Jesus Morales
Negotiating parties: Miraflores Community Devco, LLC
Under negotiation: Price and terms of payment

D. PUBLIC COMMENT BEFORE CLOSED SESSION

E. ADJOURN TO CLOSED SESSION

F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY

6:25 p.m.

G. ROLL CALL

H. PUBLIC COMMENT INSTRUCTIONAL VIDEO

I. STATEMENT OF CONFLICT OF INTEREST

J. AGENDA REVIEW

K. HOUSING AUTHORITY CONSENT CALENDAR

K.1. Continued use of teleconference technology

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ADOPT a resolution requiring the continued use of teleconferencing for the meetings of the Board of Commissioners of the Richmond Housing Authority pursuant to the provisions of AB 361 – City Clerk’s Office (Pamela Christian 510-620-6513).

K.2. Housing Authority Meeting Minutes

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APPROVE the minutes of the Regular September 13, 2022, and Special September 20, 2022, Housing Authority meetings - City Clerk's Office (Pamela Christian 510-620-6513).

L. ADJOURNMENT

M. REGULAR MEETING OF THE RICHMOND CITY COUNCIL

6:30 p.m.

N. ROLL CALL**O. STATEMENT OF CONFLICT OF INTEREST****P. AGENDA REVIEW****Q. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION****R. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum)****S. REPORT FROM THE REIMAGINING TASK FORCE - 3rd Tuesday (public comment allowed under Open Forum)****T. OPEN FORUM FOR PUBLIC COMMENT****U. CITY COUNCIL CONSENT CALENDAR****U.1. City Attorney's Office****U.1.a. Amending the Eviction Moratorium to Allow for Owner Move-ins in Residential Units 22**

INTRODUCE an ordinance (first reading) amending Urgency Ordinance No. 02-21 entitled "Eviction Moratorium" to allow for owners of residential rental property within the City of Richmond to move in during the remainder of the Eviction Moratorium – City Attorney's Office (Dave Aleshire/Shannon Moore 510-620-6505).

U.2. City Clerk's Office**U.2.a. Continued Use of Teleconferencing 38**

ADOPT a resolution requiring the continued use of teleconferencing for the meetings of all City legislative bodies pursuant to the provisions of Assembly Bill 361 – City Clerk's Office (Pamela Christian 510-620-6513).

U.2.b. City Council Meeting Minutes 42

APPROVE the minutes of the October 4, 2022, Richmond City Council meeting - City Clerk's Office (Pamela Christian 510-620-6513).

U.3. City Council**U.3.a. National Infrastructure Bank, H.R. 3339 51**

ADOPT a resolution urging Congress to enact National Infrastructure Bank Legislation (H.R.3339) to finance urgently needed infrastructure projects throughout the U.S. – Councilmember Gayle McLaughlin (510-620-6636).

U.4. Community Development

- U.4.a. Contract Amendment No. 6 with Wood Environment & Infrastructure Solutions, Inc.** 71
- APPROVE a contract amendment no. 6 with Wood Environment & Infrastructure Solutions, Inc., to increase the contract amount by \$102,200, for a total amount not to exceed \$854,750, with a term extending through June 30, 2023, to prepare a Supplemental Remedial Action Plan, and continue groundwater monitoring at the Terminal One site in compliance with the clean-up order issued by the Regional Water Quality Control Board – Community Development Department (Lina Velasco (510-620-6706).
- U.4.b. Contract Amendment No. 6 for R3 Consulting Group** 265
- APPROVE a contract amendment no. 6 with R3 Consulting Group, to increase the contract amount by \$100,000, for a total contract not to exceed \$250,851, with a term extending through June 30, 2024, to assist the City in the five-year compliance review of the conditional use permit for the Bulk Materials Processing Center and associated facilities – Community Development Department (Lina Velasco 510-620-6706).
- U.4.c. Contract for CORE Team for Castro Encampment Resolution Project** 477
- APPROVE a sole-source contract with Contra Costa County Health Services Department, for a term beginning July 1, 2022, to December 31, 2023, for a not to exceed amount of \$380,958, to provide dedicated Coordinated Outreach Referral Engagement (C.O.R.E.) program staff at the Castro Encampment to be funded by the City’s Encampment Resolution Funding received from the California Interagency Council on Homelessness (Cal ICH) – Community Development Department (Lina Velasco/Jesus Morales 510-620-6649).
- U.4.d. Rezoning for a 135-unit mixed-use affordable and supportive housing development** 510
- ADOPT an ordinance (second reading) approving a Zoning Map Amendment to rezone the project site at 100 38th Street from PCI, Public, Cultural, and Institutional to CM-3, Commercial Mixed-Use for a mixed-use 135-unit affordable and supportive housing development – Community Development Department (Lina Velasco 510-620-6706).

- U.5. Economic Development**
- U.5.a. Amend the Port of Richmond Federal Maritime Commission (FMC) Tariff No. 3** 776
- ADOPT a resolution to amend the Port of Richmond Federal Maritime Commission (FMC) Tariff No. 3, reflecting a two percent increase in tariff rates as approved by the Executive Committee of the California Association of Port Authorities (CAPA) – City Manager’s Office (Lizeht Zepeda 510-620-6653).
- U.6. Finance Department**
- U.6.a. Fiscal Year 2021-2022 Year-End Clean-Up** 855
- ADOPT a resolution to approve the use of the estimated Operating Surplus to clear the negative cash and other administrative budget adjustments, transfer to Other Post-Employment Benefits Trust, and release General Fund fund balance assignments and commitments listed in the attached resolution – Finance Department (Shasa Curl/Nickie Mastay/Delmy Cuellar 510-620-6790).
- U.7. Fire Department**
- U.7.a. Interagency Agreement with Contra Costa County Health Services for EMS Program** 866
- ADOPT a resolution to ACCEPT and APPROPRIATE a total of \$688,066 in Measure H funding from the Contra Costa County Health Services Division; and APPROVE a three-year interagency agreement for the period of July 1, 2022, through June 30, 2025 – Fire Department (Chief Angel Montoya 510-307-8041).
- U.8. Human Resources**
- U.8.a. Proposed Resolution Approving a Memorandum of Understanding between the City of Richmond and the Richmond Police Officers Association (RPOA)** 891
- ADOPT a resolution approving a successor Memorandum of Understanding between the City of Richmond and the Richmond Police Officers’ Association for the term of July 1, 2022, through June 30, 2025; and DIRECT the city manager or designee to update the publicly available salary schedule with the adopted wage increases during the term of the MOU – Human Resources Department/City Attorney’s Office (Sharrone Taylor/Nickie Mastay/Jaclyn Gross 510-620-6602).

- U.9. Information Technology**
- U.9.a. Proposed Resolution to Add Government Finance Officers Association (GFOA) to Standing Orders and Outline Agreements for Technology Related Goods and Services** 943
- ADOPT a resolution adding Government Finance Officers Association (GFOA) to the approved list of standing orders/outline agreements for technology related goods and services, in an amount not to exceed \$50,000 per year, for Fiscal Years 2022-2023 through 2023-2024 – Information Technology Department (Nickie Mastay/Sue Hartman 510-620-6874).
- U.10. Library and Community Services**
- U.10.a. Resolution to Accept and Appropriate National Recreation and Parks Association Community Wellness Hub Grant Program Funds for the Food Fit Fun Program** 971
- ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$90,000 from the National Recreation and Parks Association Community Wellness Hub Grant Program Funds for the Food Fit Fun Program – Library and Community Services Department (Ranjana Maharaj/Jene Levine-Snipes 510-307-8132).
- U.10.b. North Richmond Mitigation Fee Committee Bylaws Amendment** 982
- APPROVE the amended North Richmond Mitigation Fee Committee Bylaws - Library and Community Services Department (Lori Reese-Brown 510-620-6869).
- U.10.c. Bay Area Library and Information System Funds to Support Library Staff Training and Strategic Development** 988
- ADOPT a resolution to ACCEPT and APPROPRIATE a \$9,333 Bay Area Library and Information System grant into the Fiscal Year 2022-2023 Library Budget for staff development, public programming, and strategic planning – Library and Community Services Department (LaShonda White/Diana Lopez 510-620-5452).
- U.10.d. Receipt of Grant Funds from the California Volunteers - Office of the Governor, U.S. Department of Labor YouthBUILD, and the U.S. Environmental Protection Agency** 993
- ADOPT a resolution to ACCEPT and APPROPRIATE \$4,672,695 in grant-funds received from California Volunteers - Office of the Governor, U.S. Department of Labor YouthBUILD, and the U.S. Environmental Protection Agency – Library and Community Services Department (Tamara Walker 510-307-8006).

U.11. Mayor's Office

- U.11.a. Corrections to Individuals' Term Expiration Dates on Boards, Commissions, and Committees** 1155
- APPROVE updated term expiration dates for the following individuals: Thomas Harrison Jr., Library Commission, Seat #5, Term Expires July 1, 2025; Shannon Hilsey Choy, Urban Forest Advisory Committee, Seat #1, Term Expires November 17, 2025; Anita Pereira, Urban Forest Advisory Committee, Seat #7, Term Expires November 17, 2025; Kyanna Williams, Urban Forest Advisory Committee, Seat #9, Term Expires November 17, 2025 - Mayor's Office (Mayor Tom Butt 510-620-6503).
- U.11.b. Contra Costa Mosquito and Vector Control District Board of Trustees Appointment** 1157
- APPOINT John Chris Dupin, Contra Costa Mosquito and Vector Control's Board of Trustees, City of Richmond's Seat, Term Expires October 18, 2024 - Mayor's Office (Mayor Tom Butt 510-620-6503).
- U.11.c. Library Commission Appointment** 1160
- APPOINT Marcela Jaimes, Library Commission, Seat #2, Term Expires July 1, 2025 - Mayor's Office (Mayor Tom Butt 510-620-6503).
- U.11.d. Planning Commission Appointment** 1163
- APPOINT Dilraj Singh, Planning Commission, Seat #5, Term Expires June 30, 2024 - Mayor's Office (Mayor Tom Butt 510-620-6503).
- U.11.e. Economic Development Commission Appointments** 1166
- APPOINT Allison Huie, Economic Development Commission, Seat #6, Term Expires March 30, 2025; Louise Dyble, Economic Development Commission, Seat #7, Term Expires March 30, 2025; Edward Thompson, Economic Development Commission, Seat #13, Term Expires March 30, 2025 - Mayor's Office (Mayor Tom Butt 510-620-6503).
- U.11.f. Red Ribbon Week – October 23-31, 2022** 1172
- PROCLAMATION declaring October 23-31, 2022, as Red Ribbon Week in the City of Richmond – Mayor's Office (Mayor Tom Butt 510-620-6503).

U.12. Police Department**U.12.a. Contract for Point Molate Security Guard Services 1175**

APPROVE a two-year contract with Allied Universal, for a total amount not to exceed \$588,229, to provide security guard services at Point Molate, with a term from January 1, 2022, to June 31, 2024 – Police Department (Lieutenant Elizabeth Bashan 510-621-1817/Craig Murray 510-307-8188).

U.12.b. Ordinance to Approve a Military Equipment Use Policy. 1207

ADOPT an ordinance (second reading) pursuant to state law (Assembly Bill 481) to approve Richmond Police Department Policy 707 - Military Equipment Use Policy - Police Department (Chief Bisa French 510-620-6655).

U.13. Public Works**U.13.a. Contract with O. C. Jones & Sons, Inc. for Paving Equipment Rental Services and Appropriation of \$2,200,000 SB1 Fund Balance 1251**

APPROVE a three-year contract in an amount not to exceed \$5,000,000, with the option of one two-year renewal in the amount of \$3,000,000, with O.C. Jones & Sons, Inc., for the rental of street paving equipment, as needed, to supplement City crews on larger paving projects; and APPROPRIATE \$2,200,000 from the 2022-2023 SB1 Fund Balance to the 2022-2023 Paving Program – Public Works Department (Rob Chelemedos 510-231-3007).

U.13.b. Resolution to accept and appropriate State of California Park Development Program Funds for the Shields Reid Park Revitalization Project, and APPROVE Sole Source contracts for American Ramp Company, PlaceWorks, Mack5, and The Watershed Project 1347

ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$8,000,000 from the State of California Department of Parks and Recreation Prop 68 funds to Revitalize Shields Reid Park, and APPROVE Sole Source contracts for American Ramp Company for bike pump track design and construction, in the amount of \$374,500, for a term from November 1, 2022 to December 31, 2025; PlaceWorks for landscape architectural design and engineering services, in the amount of \$293,078, for a term from November 1, 2022 to December 31, 2025; Mack5 for project and construction management services, in the amount of \$551,400, for a term from November 1, 2022 to December 31, 2025; and The Watershed Project for community outreach and park design support, in the amount of \$25,500, for a term from October 1, 2022 to December 31, 2025 – Public Works Department (Nickie Mastay/Jene Levine-Snipes 510-307-8132).

- U.13.c. Resolution to Accept and Appropriate State of California Department of Transportation Clean California Grant Program Funds for the Richmond Communities Clean Collaborative Project and Approve Sole Source Contracts for Richmond Main Street Initiative, Rebu** 1692
- ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$5,000,000 from the State of California Department of Transportation (CalTrans) Clean California Grant Fund; and AUTHORIZE the city manager or their designee to execute the agreement – Public Works Department (Nickie Mastay/Jene Levine-Snipes 510-307-8132).
- U.13.d. Resolution to Accept and Appropriate State of California Park Development Program Funds for the Dirt World Bike Park Revitalization Project and Approve Sole Source Contract for American Ramp Company** 2064
- ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$1,170,000 from the State of California Department of Parks and Recreation Prop 68 funds to Revitalize Dirt World Bike Park; and APPROVE a sole source contract with American Ramp Company for bike park design and installation services, in the amount of \$575,425, with a term from October 18, 2022 through December 31, 2025 – Public Works Department (Nickie Mastay/Jene Levine-Snipes 510-307-8132).
- U.13.e. State of California Department of Transportation (Cal Trans) Clean California Grant Program Funds for the Richmond Art and Lighting Project** 2172
- ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$4,000,000 from the State of California Department of Transportation (CalTrans) Clean California Grant Fund – Public Works Department (Nickie Mastay/Jene Levine-Snipes 510-307-8132) .
- U.13.f. Resolution to Accept and Appropriate State of California Department of Transportation Clean California Grant Program Funds for the Yellow Brick Road: Clean, Green, and Beautiful Project** 2200
- ADOPT a resolution to ACCEPT and APPROPRIATE grant funds in the amount of \$4,999,955 from the State of California Department of Transportation (CalTrans) Clean California Grant Fund – Public Works Department (Nickie Mastay/Jene Levine-Snipes 510-307-8132).

V. PUBLIC HEARINGS**V.1. TEFRA Hearing for The Nevin Plaza Apartments Affordable Housing Project 2211**

HOLD a public hearing relating to the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), in an amount not to exceed \$50,000,000, for the benefit of the Nevin Plaza I, L.P., for the acquisition and rehabilitation of a 140-unit multifamily rental housing facility for very low-income seniors and persons with disabilities located at 2400 Nevin Avenue in the City of Richmond, California; and ADOPT a resolution approving the issuance of the bonds by the CMFA for the sole purpose of satisfying Tax Equity and Fiscal Responsibility Act requirements – Community Development Department (Lina Velasco 510-620-6706).

W. NEW BUSINESS**W.1. Board, Commission, and Committee Resignations and Vacancies 2218**

ANNOUNCE recent resignations from boards, commissions, and committees and vacancies as of October 12, 2022, and ask that interested individuals send applications to the City Clerk's Office – Mayor's Office (Mayor Tom Butt 510-620-6503).

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