

**RICHMOND, CALIFORNIA,**

October 18, 2022, 4:30 p.m.  
Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

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

The Open Session was called to order at 4:31 p.m. by Mayor Thomas K. Butt via teleconference.

**B. ROLL CALL**

**Present:** Councilmembers Nathaniel Bates, Claudia Jimenez, Demnlus Johnson III, Gayle McLaughlin, Melvin Willis, Vice Mayor Eduardo Martinez, and Mayor Thomas K. Butt. **Absent:** None.

**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**

None.

**E. ADJOURN TO CLOSED SESSION**

The meeting adjourned at 4:36 p.m. Closed Session adjourned at 7:30 p.m.

**F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY**

The meeting was called to order at 7:32 p.m. by Chair Thomas K. Butt via teleconference.

**G. ROLL CALL**

**Present:** Commissioners Claudia Jimenez, Demnlus Johnson III, Gayle McLaughlin, Melvin Willis, Vice Chair Eduardo Martinez, Chair Thomas K. Butt, and Tenant Commissioner Jaycine Scott. **Absent:** Commissioner Nathaniel Bates arrived roll call.

**H. PUBLIC COMMENT INSTRUCTIONAL VIDEO**

The Public Comment Instructional Video was shown.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. AGENDA REVIEW**

None.

**K. HOUSING AUTHORITY CONSENT CALENDAR**

**Motion by** Vice Mayor Eduardo Martinez  
**Seconded by** Councilmember Gayle McLaughlin

Ayes (8): Councilmember Nathaniel Bates, Councilmember Claudia Jimenez, Councilmember Demnlus Johnson III, Councilmember Gayle McLaughlin, Councilmember Melvin Willis, Vice Mayor Eduardo Martinez, Mayor Thomas K. Butt, and Tenant Commissioner Scott

Passed (8 to 0)

**K.1 Continued use of teleconference technology**

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).

Adopted **Resolution No. 2170**

**K.2 Housing Authority Meeting Minutes**

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**

The meeting was adjourned at 7:40 p.m.

**M. REGULAR MEETING OF THE RICHMOND CITY COUNCIL**

The meeting was called to order at 7:40 p.m. by Mayor Thomas K. Butt via teleconference.

**N. ROLL CALL**

**Present:** Councilmembers Nathaniel Bates, Claudia Jimenez, Demnlus Johnson III, Gayle McLaughlin, Melvin Willis, Vice Mayor Eduardo Martinez, and Mayor Thomas K. Butt. **Absent:** None.

**O. STATEMENT OF CONFLICT OF INTEREST**

None.

**P. AGENDA REVIEW**

Item **U.4.c.** - Contract for CORE Team for Castro Encampment Resolution Project and **U.6.a.** - Fiscal Year 2021-2022 Year-End Clean-Up were removed from the Consent Calendar for discussion.

A motion was made by Councilmember Nathaniel Bates, seconded by Councilmember Demnlus Johnson III, added an emergency item to the Closed Session agenda to discuss the State Audit Report, passed by the unanimous vote of the City Council.

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

City Attorney Dave Aleshire reported the following:

C.1.- CONFERENCE WITH LEGAL COUNSEL: Richmond Shoreline Alliance v. City of Richmond, Nagita v. City of Richmond: not discussed

C.2. - CONFERENCE WITH LABOR NEGOTIATORS: Direction was given to negotiators for further negotiations

C.3. - CONFERENCE WITH REAL PROPERTY NEGOTIATOR: Property:12th and Macdonald - Direction was given for further negotiations; Property: South 45th Street was not discussed

C.4. - ADDED ITEM - DISCUSSION OF THE STATE AUDIT REPORT - No reportable action

**R. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum)**

City Manager Shasa Curl reported the following: Contra Costa Health Services had closed COVID-19 testing sites as of September 30, 2022. Individuals interested in obtaining more information regarding where to receive COVID testing could call the City Manager's Office at 510-620-6512 or Contra Costa County at [Get Tested | Coronavirus \(cchealth.org\)](#); and Fall Fest on Saturday, October 22, 2022, at Nicholl Park.

**S. REPORT FROM THE REIMAGINING TASK FORCE - 3rd Tuesday (public comment allowed under Open Forum)**

Reimagining Task Force Chairperson Debra Small reported the following: the task force met in September with Urban Strategies; received an update on Rydin Road encampment; Youth Works Program currently had two staff persons and additional personnel was needed to handle the large number of applicants.

**T. OPEN FORUM FOR PUBLIC COMMENT**

Janet Byron from El Cerrito Rollers and Strollers gave comments regarding needed improvements to pedestrian and bike safety in El Cerrito and Richmond.

Maria V and Eric Tolita gave comments regarding \$32 million grant funds given to Urban Tilth, which could cause a conflict of interest should Doria Robinson become a councilperson after the upcoming election.

Zack Jennsen gave comments regarding Measure P and losses landlords could face if the measure passed.

Deborah Bayer congratulated the city council for finalizing the contract with Richmond Police Officers Association and encouraged approval of other unions also obtaining a salary increase.

Mark Wassberg gave comments regarding jobs lost in the city.

Daniel Barth Director of Safe Organized Spaces (S.O.S.) shared stories of unhoused individuals and urged the council to continue the contract with S.O.S.

Yenny Garcia thanked councilmembers for attending and supporting the chef fundraiser event over the weekend to benefit the Girls Club.

Jessi Taran stated that she was evicted from Rydin Road and she and many other former residents have no place to go.

Garland Ellis stated that the Richmond Annex Neighborhood Council was not informed about the El Cerrito and Richmond pedestrian plan.

Eli Moore gave comments regarding a \$35 million grant given to the city to support non-profits in Richmond.

Councilmember Jimenez gave comments regarding a \$35 million grant the city may receive that was being made into a political issue.

Councilmember McLaughlin stated that the ordinance for item U.1.a. - (Amending the Eviction Moratorium to allow for owner move-ins in residential) units would be on the next agenda for second reading and adoption and would be in effect approximately on November 26, 2022.

**U. CITY COUNCIL CONSENT CALENDAR**

**Motion by** Councilmember Demnlus Johnson III  
**Seconded by** Councilmember Gayle McLaughlin

Ayes (7): Councilmember Nathaniel Bates, Councilmember Claudia Jimenez, Councilmember Demnlus Johnson III, Councilmember Gayle McLaughlin, Councilmember Melvin Willis, Vice Mayor Eduardo Martinez, and Mayor Thomas K. Butt

Passed (7 to 0)

#### **U.1 City Attorney's Office**

##### **U.1.a Amending the Eviction Moratorium to Allow for Owner Move-ins in Residential Units**

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**

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).

Adopted **Resolution No. 139-22**

##### **U.2.b City Council Meeting Minutes**

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**

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).

Adopted **Resolution No. 140-22**

#### **U.4 Community Development**

##### **U.4.a Contract Amendment No. 6 with Wood Environment & Infrastructure Solutions, Inc.**

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

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

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).

Planning Director Lina Velasco presented a PowerPoint which highlighted the following: Castro Care Team; Importance of CORE. Discussion ensued. Mark Wassberg and Jessi Taran gave comments via teleconference.

Mayor Butt made a motion to not approve the item, which died for lack of a second.

**Motion by** Councilmember Melvin Willis

**Seconded by** Councilmember Demnlus Johnson III

To approve the item.

Ayes (6): Councilmember Nathaniel Bates, Councilmember Claudia Jimenez, Councilmember Demnlus Johnson III, Councilmember Gayle McLaughlin, Councilmember Melvin Willis, and Vice Mayor Eduardo Martinez

Noes (1): Mayor Thomas K. Butt

Passed (6 to 1)

U.4.d Rezoning for a 135-unit mixed-use affordable and supportive housing development

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).

Adopted **Ordinance No. 11-22 N.S.**

**U.5 Economic Development**

U.5.a Amend the Port of Richmond Federal Maritime Commission (FMC) Tariff No. 3

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).

Adopted **Resolution No. 141-22**

## **U.6 Finance Department**

### **U.6.a Fiscal Year 2021-2022 Year-End Clean-Up**

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).

City Manager Shasa Curl gave an overview of the matter. Finance Director Delmy Cuellar presented a PowerPoint which highlight the following: FY 2021-22 Expenditures & Net (unaudited); Partial Use of Surplus (Clear Negative Cash); Partial Use of Surplus (OPEB Contribution); All General Fund Adjustments; Non-General Fund Adjustments; Changes in Fund Balance Assignments (unaudited); Estimated Reserve - June 30, 2021-22 (unaudited); GFOA Guidance on Reserve Level; Councilmember Questions and Responses. Discussion ensued. Deborah Small gave comments via teleconference. A motion was made by Councilmember Willis, seconded by Councilmember Johnson III to approve the item.

A substitute motion was made by Councilmember Jimenez, seconded by Vice Mayor Martinez, “to approve the transfer to OPEB of \$6,102,459, release the committed and assigned fund and move them to the unassigned fund (below the description of the one city council approved) and direct staff to come back to city council with a detailed plan or plans for how the negative funds will be resolved and paid over time”, passed by the following vote:

**Motion by Councilmember Claudia Jimenez**  
**Seconded by Vice Mayor Eduardo Martinez**

Adopted **Resolution No. 142-22**

Ayes (4): Councilmember Claudia Jimenez, Councilmember Demnlus Johnson III, Councilmember Gayle McLaughlin, and Vice Mayor Eduardo Martinez

Noes (2): Councilmember Nathaniel Bates, and Mayor Thomas K. Butt

Abstentions (1): Councilmember Melvin Willis

Passed (4 to 2)

## **U.7 Fire Department**

- U.7.a Interagency Agreement with Contra Costa County Health Services for EMS Program

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).

Adopted **Resolution No. 143-22**

## **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)

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).

Adopted **Resolution No. 144-22**

## **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

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).

Adopted **Resolution No. 145-22**

## **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

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).

Adopted **Resolution No. 146-22**

- U.10.b North Richmond Mitigation Fee Committee Bylaws Amendment

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

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).

Adopted **Resolution No. 147-22**

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

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).

Adopted **Resolution No. 148-22**

**U.11 Mayor's Office**

U.11.a Corrections to Individuals' Term Expiration Dates on Boards, Commissions, and Committees

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

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

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

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

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

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

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.

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).

Adopted **Ordinance No. 12-22 N.S.**

**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

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).

Adopted **Resolution No. 149-22**

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

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).

Adopted **Resolution No. 150-22**

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

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).

Adopted **Resolution No. 151-22**

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

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).

Adopted **Resolution No. 152-22**

U.13.e State of California Department of Transportation (Cal Trans) Clean California Grant Program Funds for the Richmond Art and Lighting Project

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).

Adopted **Resolution No. 153-22**

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

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).

Adopted **Resolution No. 154-22**

**V. PUBLIC HEARINGS**

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

City Clerk Pamela Christian announced that it was time pursuant to public notice to hold a public hearing to 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).

Planning Director Lina Velasco gave an overview of the matter. Discussion ensued. Mayor Butt declared the public hearing open. Mark Wassberg, Jessi Taran, and Deborah Bayer gave comments via teleconference. Mayor Butt closed the public hearing.

Adopted **Resolution No.155-22**

**Motion by** Councilmember Melvin Willis  
**Seconded by** Vice Mayor Eduardo Martinez

Ayes (7): Councilmember Nathaniel Bates, Councilmember Claudia Jimenez, Councilmember Demnlus Johnson III, Councilmember Gayle McLaughlin, Councilmember Melvin Willis, Vice Mayor Eduardo Martinez, and Mayor Thomas K. Butt

Passed (7 to 0)

**W. NEW BUSINESS**

**W.1 Board, Commission, and Committee Resignations and Vacancies**

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).

Mayor Butt announced recent resignations and vacancies. Mark Wassberg gave comments.

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

Councilmember Johnson III reported that he, Trina Jackson-Lincoln, Mayor Butt, and Shirley Butt attended the Shimada Festival in Shimada, Japan and thanked Trina for coordinating the trip.

**Y. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:26 p.m., to meet again on October 25, 2022.

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Clerk of the City of Richmond

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Mayor

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** public comments- Open Forum  
**Date:** Thursday, October 13, 2022 4:00:02 PM

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Good Evening Mayor Butt, Council Members and Staff,

I have some Comments for the Record

1. For a Future Agenda, The Council should Invite DR Hurst to Provide a Presentation on what the District is planning to reinstate the Resource Officers in the schools
2. Also to Have Segal Consulting to Present on the Class and comp Study.

Sincerely  
Cordell



October 17, 2022

By Email to: [cityclerkdept@ci.richmond.ca.us](mailto:cityclerkdept@ci.richmond.ca.us)

Honorable City Council and  
Sasha Curl, City Manager  
David Aleshire, City Attorney  
City of Richmond  
450 Civic Center Plaza, 3rd Floor  
Richmond, CA 94804

***RE: City Council Meeting – Tuesday - October 18, 2022  
Agenda Item U.12.a - Police Department  
Contract for Point Molate Security Guard Services***

On behalf of Point Molate Futures LLC, the legal owner of Lots 1 through 44 in the Point Molate subdivision, we write in support of the Council's approval of the subject Agenda item, to be heard on October 18 under the Consent Calendar, subject to our comments below.

It appears that the Agenda Report and proposed contract with Allied Universal may have been prepared by staff prior to the August 29, 2022, recording of the Quitclaim Deed from the city of Richmond to Point Molate Futures LLC, as was required under the Guidiville Rancheria vs United States et al. Amended Judgment. As a result, while the proposed contract with Allied Universal properly acknowledges that the city is responsible for security on the totality of the former Point Molate Naval Base, the city no longer is the legal owner of the entire property.

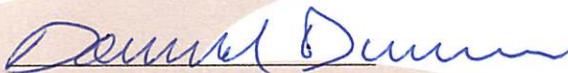
Representatives of the city staff and the city attorney have now met with representatives of Guidiville and Upstream to begin the process of generating shared access agreements and other formal arrangements to accommodate the adjoining split legal ownership of the property.



Guidiville and Upstream request that the subject contract with Allied Universal be approved by the Council with authority of staff to make modifications or addenda as may be necessary to accommodate access and management of the Agreement as it relates to that portion of the property currently owned by Point Molate Futures LLC.

Guidiville and Upstream Point Molate LLC look forward to working with the Council and staff to ultimately generate the fair and reasonable revenue recovery for all parties intended by the Amended Judgment that binds us all.

Sincerely,  
Point Molate Futures LLC  
By: Guidiville Indian Rancheria,  
its Managing Member

By   
Donald Duncan, Chairman

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comments - W.1 New Business  
**Date:** Thursday, October 13, 2022 4:05:09 PM

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Good Evening Mayor Butt, Council Members and Staff

I have been Reaching out to the High schools to set up meetings with administration to discuss filling the Vacancies of the Youth Council,

it is in Progress

Sincerely  
Cordell.