

**RICHMOND, CALIFORNIA, May 16, 2023**

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 Richmond City Council Evening Open Session was called to order at 4:32 p.m. by Mayor Eduardo Martinez.

**B. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Claudia Jimenez, Doria Robinson, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez. **Absent:** Councilmembers Melvin Willis and Cesar Zepeda arrived after the City Council adjourned to Closed Session.

**C. CLOSED SESSION**

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

- Winehaven v. City of Richmond
- Guidiville Rancheria of California, et al. v. United States of America, et al.
- North Coast Rivers Alliance et al./Point Molate Alliance et al. v. City of Richmond

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

- Agency Representatives: Sharrone Taylor and Jack Hughes

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 LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation pursuant to paragraph (2) or (3) of Subdivision (d) [as applicable] of Government Code Section 54956.9)**

- One case

**C.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

- Property: Terminal One  
Agency negotiators: Lina Velasco and Dave Aleshire  
Negotiating parties: Terminal One Development LLC  
Under negotiation: Price and terms of payment

**D. PUBLIC COMMENT BEFORE CLOSED SESSION (limited to items on the Closed Session agenda only)**

Susan Hubbard gave comments regarding Item C.4 via teleconference.

**E. ADJOURN TO CLOSED SESSION**

The Open Session adjourned to Closed Session at 4:36 p.m. Closed Session adjourned at 5:32 p.m.

**F. SPECIAL MEETING OF THE RICHMOND CITY COUNCIL**

The Special Meeting of the Richmond City Council was called to order at 5:49 p.m. by Mayor Martinez.

**G. PLEDGE OF ALLEGIANCE**

Mayor Martinez led the Pledge of Allegiance to the Flag.

**H. ROLL CALL**

**Present:** Councilmembers Bana, Jimenez, Robinson, Willis, Zepeda, Vice Mayor McLaughlin, and Mayor Martinez. **Absent:** None.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. AGENDA REVIEW**

None.

**K. Agenda Development for City Council Goals and Objectives**

DISCUSS and PROVIDE DIRECTION regarding the agenda to develop City Council Goals and Objectives - City Manager's Office (Shasa Curl 510-620-6512).

Mayor Martinez advised that the council would discuss and provide direction regarding the agenda to develop City Council goals and objectives for its special meeting scheduled for Monday, May 22, 2023. Mayor Martinez introduced the facilitator, Henry Gardner, and proposed the following framework for the council to consider and amend as necessary: a three-hour meeting divided into sections; the first section would be for Mr. Gardner to provide a summary of shared goals from councilmembers with an opportunity for additions or amendments; the second session would be to prioritize general goals and areas of concern for internal and external processes for one hour; and the third section would be to determine specific objectives within the chosen goals for the remainder of the meeting, approximately two hours, with a brief summary at the end. Mr. Gardner made the following suggestions: the council ranks no more than five goals; allow time for public comment; focus on goals the council wanted to work on over the next three years; start the development strategies for each goal; continue to work with senior staff on the strategies for council's consideration at a later date; and develop a strategies reporting and measurement process. Discussion ensued. The council requested the following: ensure that strategies developed by staff aligned with the council; show priorities in the budget; develop smart goals and show time and how to achieve them; provide additional time for public comment; and a summary of previously gathered council feedback from Mr. Gardner by Friday, May 19, 2023. City Manager Shasa Curl gave closing remarks.

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:24 p.m.

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

The Special Meeting of the Richmond Housing Authority Board of Commissioners was called to order at 6:25 p.m. by Chairperson Eduardo Martinez.

**N. ROLL CALL**

**Present:** Commissioners Soheila Bana, Claudia Jimenez, Doria Robinson, Cesar Zepeda, Vice Chairperson Gayle McLaughlin, and Chairperson Eduardo Martinez. **Absent:** Commissioner Melvin Willis arrived after the roll was called. Housing Authority Tenant Commissioner Jaycine Scott was absent for the entire meeting.

**O. STATEMENT OF CONFLICT OF INTEREST**

None.

**P. REPORT FROM THE EXECUTIVE DIRECTOR**

Interim Richmond Housing Authority Executive Director Gabino Arredondo presented a PowerPoint that highlighted the following: Richmond Village application wait list for apartment homes was opened; and the kick-off event celebrating the Nevin Plaza rehabilitation was scheduled for May 19, 2023.

**Q. AGENDA REVIEW**

None.

**R. HOUSING AUTHORITY CONSENT CALENDAR**

**Motion by** Vice Chairperson McLaughlin

**Seconded by** Commissioner Bana

To approve both items on the Housing Authority Consent Calendar.

Ayes (7): Commissioner Bana, Commissioner Jimenez, Commissioner Robinson, Commissioner Willis, Commissioner Zepeda, Vice Chairperson McLaughlin, and Chairperson Martinez

Absent (1): Housing Authority Tenant Commissioner Jaycine Scott

Passed (7 to 1)

**R.1 Contract Amendment with Pacific Site Management for Landscaping Services**

ADOPT a resolution approving a contract amendment with Pacific Site Management for landscaping services at Richmond Housing Authority (RHA) properties, extending the term of the Agreement to June 30, 2025, and increasing the compensation in an amount not to exceed \$117,900, for a total contract compensation amount not to exceed \$342,900 - Richmond Housing Authority (Gabino Arredondo 510-620-6606). **Adopted Resolution No. 2182**

**R.2 First Amendment to the Emergency Contract with Legacy for Boiler Pump Replacement**

ADOPT a resolution authorizing a First Amendment to the Emergency Contract with Legacy Mechanical and Energy Services for \$30,825 plus a revised 10 percent contingency of \$3,083, for a total contract amendment amount not to exceed \$33,908, to complete the replacement of the two heat pumps at Nevin Plaza, and authorize the payment of City permit fees in the revised amount of \$3,200, for a total project cost amount not to exceed \$55,698 - Richmond Housing Authority (Gabino Arredondo 510-620-6606). **Adopted Resolution No. 2183**

**S. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:29 p.m.

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

The Regular Meeting of the Richmond City Council was called to order at 6:30 p.m. by Mayor Eduardo Martinez.

**U. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez.

**Absent:** None.

**V. STATEMENT OF CONFLICT OF INTEREST**

None.

**W. AGENDA REVIEW**

Item AC.7.b (Youth Finance Institute of America contract) was removed from the Consent Calendar for discussion together with Item AF.1 (Richmond Police Activities League).

Item AC.8.a (Rental Inspection Program) was removed from the Consent Calendar for discussion as the first item under New Business.

Item AE.2 (Master Fee Schedule) was continued to the May 23, 2023, City Council meeting.

Item AF.2 (police motorcycles) and Item AF.3 (street sweeper) were joined together for discussion.

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

Item C.1 (existing litigation) staff gave a status report on the Winehaven matter and there was no reportable action.

Item C.2 (labor negotiations) was discussed, and direction was given to the negotiators.

Item C.3 (anticipated litigation) was not discussed.

Item C.4 (real property negotiation) was not discussed.

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

City Manager Shasa Curl announced that the city was partnering with the Hilltop Community Church and Fairmede-Hilltop Neighborhood Council to host a Career Fair on May 20, 2023, at the church located at 3118 Shane Drive in Richmond. Additional information was available via email to hilltopcares@gmail.com or by calling (510) 223-2431.

Ms. Curl reminded the senior community members that the city's 39th Annual Senior Information and Health Fair was scheduled for May 17, 2023, at the Richmond Memorial Auditorium. Additional information was available by calling (510) 620-6812.

Ms. Curl thanked all of the city staff that worked over the Cinco de Mayo weekend to help prepare and facilitate the festivities.

**Z. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS) (limited to two minutes per Councilmember) (public comments were allowed under Open Forum)**

Councilmember Jimenez reported that she attended the Pacific Offshore Wind Summit in Sacramento on May 8-10, 2023. She announced that wind industry developers and supply chains were planning to tour the Port of Richmond in July 2023, to explore opportunities for the city to revamp the port and create jobs in the new green economy.

Vice Mayor McLaughlin announced that a community meeting was held on May 15, 2023, that explored the HomeKey grant that staff was preparing to apply for. She advised that community feedback was received for the proposed conversion of the Richmond Motel 6 to permanent housing.

Councilmember Bana reported an evacuation drill was scheduled in one of the city's neighborhoods on July 15, 2023, in cooperation with the police and fire departments. She advised that the purpose of the drill was for more residents to learn about the community warning system.

Councilmember Zepeda thanked staff and police for helping with the Cinco de Mayo events. He reported the following: the Economic Development Commission was hosting the Taste of Richmond event at Civic Center Plaza in June 2023, and was seeking event vendors and more members; the Environmental Community and Investment Agreement Commission was seeking new members and had \$60 million to put into the community; additional vans were provided for Richmond Moves shared taxi service; and the first District 2 Strategy Meeting was scheduled for May 20, 2023, at the Parchester Community Room. Councilmember Zepeda thanked Councilmember Bana for bringing the "All of Us" medical research program to the city's Cinco de Mayo events.

Councilmember Robinson announced the foreclosure sale of the Mira Flores property scheduled for May 25, 2023. She encouraged interested community members to contact her to join the Mira Flores monthly updated list. Councilmember Robinson also announced that she and Supervisor John Gioia were sponsoring a Thrive Thursdays at Martin Luther King, Jr. Park starting June 22, 2023, to provide healthy resources to community members.

Councilmember Willis thanked staff for the Cinco de Mayo events. Councilmember Willis reported that he and Councilmember Jimenez had met with concerned residents in District 1 and District 6 regarding human trafficking issues. Councilmember Willis also reported that he received inquiries from tenants regarding habitability issues and that he conducted walk-throughs of their rental units. Councilmember Willis encouraged tenants to contact his office.

City Manager Shasa Curl announced that the Richmond Bike to Work Day was scheduled for Thursday, May 18, 2023, and there were five energizer stations located throughout the city.

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

Task Force member, Randy Joseph, announced that the task force was holding a Community Summit on June 3, 2023, at Martin Luther King Jr. Elementary School to receive feedback on the following subjects: traffic safety; harm reduction and overdose prevention; police policies and practices; youth employment training and safety; and poverty reduction strategies.

**AB. OPEN FORUM FOR PUBLIC COMMENT**

*(public comment on items that remained on the Consent Calendar or items that were not on the agenda – were limited to 2 minutes unless otherwise specified - Back and forth dialogue with the Council was prohibited)*

The following individuals gave comments in person:

Mark Wassberg shared his experiences from when he was homeless and gave comments regarding members of the homeless community.

Dee Karnes expressed concerns regarding the treatment of staff by the council. Ms. Karnes gave comments against critical procurement items being delayed by councilmembers.

Don Gosney announced that Plumbers & Steamfitters Local 342 was accepting applications for its apprenticeship program. Mr. Gosney urged interested community members to contact him at (510) 685-2403 or via email at dongosney@comcast.net.

Randy Joseph expressed concerns regarding youth homelessness and shared his experience from when he was a homeless youth in Richmond. Mr. Joseph urged the council to support more services and safety for unhoused youth.

Rick Perez gave comments regarding the police shooting of Pedie Perez. Mr. Perez gave comments against police misconduct. Mr. Perez expressed offense to the police officer involved in the Pedie Perez police shooting using Richmond as a reference for his professional training. Mr. Perez thanked the councilmembers and chief of police for reaching out to him.

Patricia Perez expressed concerns regarding a current police misconduct case involving the Antioch Police Department and Contra Costa County Sherriff's Office. Ms. Perez gave comments regarding the Antioch police brutality case in 2014 involving Malad Baldwin and the impact that the current case had on his mother. Ms. Perez gave remarks in honor of Pedie Perez.

Jamin Pursell thanked the community for participating in the Cinco de Mayo parade. Mr. Pursell announced the following events: Reimagining Public Safety Community Task Force Community Summit at Martin Luther King Jr. Elementary School on June 3, 2023; Annual Richmond Rainbow Pride event at Civic Center Plaza on June 4, 2023; and the Richmond Peace Walk hosted by Faith and Action at Nevin Park on May 19, 2023.

The following individual gave comments via teleconference:

Arto Rinteela welcomed the community to the Fairmede-Hilltop Career Fair on May 20, 2023. Mr. Rinteela suggested the city provide transportation to unhoused individuals for career opportunities.

**AC. CITY COUNCIL CONSENT CALENDAR**

*(All items placed under the Consent Calendar were considered to be routine and noncontroversial. The items were enacted upon together with a motion and second, without discussion, of any member of the City Council, and each item was deemed to have received the action recommended.)*

**Motion by** Councilmember Zepeda

**Seconded by** Councilmember Willis

To approve all items on the Consent Calendar excluding Items AC.7.b and AC.8.a.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, Mayor Martinez

Passed (7 to 0)

### **AC.1 City Council**

#### **AC.1.a Support for SB567 (Durazo) Homelessness Prevention Act**

ADOPT a resolution in support of Senate Bill 567 (Durazo) Homelessness Prevention Act - Councilmember Melvin Willis (510-412-2050). This item was continued from the May 2, 2023, meeting.

#### **Adopted Resolution No. 38-23**

#### **AC.1.b Recognize the 35th Anniversary of the Marinda Family Daycare**

PROCLAMATION recognizing Ms. Marinda Elaine Keith for providing 35 years of daycare services to Richmond residents and for creating a familial environment in which children thrive academically, socially, and emotionally - Mayor Eduardo Martinez (510-620-6503) and Vice Mayor Gayle McLaughlin (510-620-6636).

### **AC.2 City Manager's Office**

#### **AC.2.a Amending Ordinances related to Pacific Gas and Electric (PG&E)**

ADOPT an ordinance (second reading) amending Ordinance 1579 which granted a franchise for the transmission and distribution of electricity within the City to PG&E to revise the franchise fee and add a franchise fee surcharge and ADOPT an ordinance (second reading) amending Ordinance 1580 which granted a franchise for the transmission and distribution of gas within the City to PG&E to add a franchise fee surcharge - City Manager's Office/City Attorney's Office (Shasa Curl 510-620-6512/Samantha Carr 510-620-5407/Dave Aleshire 510-620-6509).

#### **Adopted Ordinance No. 05-23 N.S. and Ordinance No. 06-23 N.S.**

### **AC.3 Community Development**

#### **AC.3.a Contract with Nichols Consulting Engineers, CHTD (NCE) for on-call Professional Environmental Consulting Services Including CEQA and NEPA.**

APPROVE a contract with Nichols Consulting Engineers, CHTD (NCE) for as needed professional environmental consulting services related to California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance, for an amount not to exceed \$984,296.48, for a term beginning July 1, 2022, through June 30, 2024 – Community Development Department (Lina Velasco 510-620-6841/Hector Rojas 510-620-1220).

#### **AC.3.b Contract Amendment No. 1 with David Paul Rosen and Associates**

APPROVE amendment No. 1 to the contract with David Paul Rosen & Associates to increase the contract limit by \$150,000, for a total contract amount not to exceed \$200,000, to continue to support the City in financial and economic analyses related to real property negotiations and project evaluation, with a term extending through October 31, 2024 – Community Development Department (Lina Velasco/Jesus M. Morales 510-620-6706).

#### **AC.4 Economic Development**

##### **AC.4.a Point San Pablo Harbor Lease Amendment**

APPROVE a Lease Amendment with Point San Pablo Harbor, Inc., a California Corporation, to lease a portion of Terminal 4 through May 31, 2024, with five additional one-year extension options to potentially extend the lease through May 31, 2029 – Economic Development Department (Lizeht Zepeda 510-620-6653/Nannette Beacham 510-621-1306).

#### **AC.5 Finance Department**

##### **AC.5.a Revision to Richmond Municipal Code Chapter 13.45 to Update Procedures Regarding Adoption of City of Richmond Fees**

ADOPT an ordinance (second reading) amending Chapter 13.45 [Tax, Fee, and Charge Adjustments] of the Richmond Municipal Code to change the frequency of the fee updates from quarterly to yearly – Finance Department (Nickie Mastay/Mubeen Qader/Antonio Banuelos 510-620-6741).

##### **Adopted Ordinance No. 07-23 N.S.**

##### **AC.5.b Contract with David Wellhouse & Associates to Prepare and File Claims for State Mandated Cost Reimbursement**

APPROVE a contract with David Wellhouse & Associates in an amount not to exceed \$30,000, to prepare and file claims for State Mandated Cost Reimbursement, with a term beginning July 1, 2023, and ending June 30, 2026, with a \$20,000 two-year option to renew – Finance Department (Nickie Mastay/Mubeen Qader 510-412-2077/Antonio Banuelos 510-620-6741).

#### **AC.6 Human Resources**

##### **AC.6.a Resolution Amending Staffing (Position Control)**

ADOPT a resolution amending staffing (position control) to correct job titles, add a grant-funded position, and reallocate an existing position; and APPROPRIATE the associated wages, salaries, and benefits as required – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).

##### **Adopted Resolution No. 39-23**

#### **AC.7 Library and Community Services**

##### **AC.7.a \$500,000 grant from the United States Environmental Protection Agency for RichmondBUILD**

ADOPT a resolution to ACCEPT and APPROPRIATE \$500,000 in federal funds awarded to Employment & Training from the Environmental Protection Agency to provide opportunities for unemployed Richmond residents through certification classes at RichmondBUILD – Community Services Department (Tamara Walker 510-307-8006/Fred Lucero 510-621-1562).

##### **Adopted Resolution No. 40-23**

AC.7.b Contract with the Youth Finance Institute of America to Provide Workforce Training and Work Experience Opportunities

APPROVE a contract with the Youth Finance Institute of America to provide workforce training and employment services to youth funded under the California for All Youth grant, for a total amount not to exceed \$53,353, and a term from May 17, 2023, through September 1, 2024 – Community Services Department (LaShonda White 510-620-6828/Tamara Walker 510-307-8006).

This matter was combined for discussion with Item AF.1 (Richmond Police Activities League contract). Deputy City Manager of Community Services LaShonda White introduced the matter. Discussion ensued. The council expressed concerns regarding outsourcing work that could potentially be performed internally and how the proposed contract services met the grant commitment. Deputy Director of Employment and Training Tamara Walker provided information in response to the council's concerns.

**Motion by Mayor Martinez**

**Seconded by Councilmember Zepeda**

To approve said contract.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

**AC.8 Mayor's Office**

AC.8.a Improvements to Residential Rental Inspection Program

DIRECT the City Attorney's Office to work with the Community Development Department and community stakeholders to update the Residential Rental Dwelling Unit Inspection and Maintenance Ordinance, including developing a Tenant Habitability Plan and overall improvements to the Residential Rental Inspection Program - Mayor Eduardo Martinez (510-620-6502) and Councilmember Doria Robinson (510-620- 6568).

Mayor Martinez introduced the matter. The Alliance of Californians for Community Empowerment Legal Director Leah Simon-Weisberg presented a PowerPoint that highlighted the following: how rental inspections worked today; complaint-based and routine inspections; proposed ordinance changes and new ordinance; and Tenant Habitability Plan. *(At 11:00 p.m. - a motion by Councilmember Zepeda, seconded by Councilmember Robinson, to extend the meeting until 11:30 p.m., passed by the unanimous vote of the City Council).* Discussion ensued. The council expressed the following concerns with the existing rental inspection program: incomplete and faulty repairs; no inspector follow-up; and lack of written inspection records. The council suggested strengthening the existing ordinance and contracts with the rental inspection service providers. The council requested staff to include all stakeholders for feedback specifically 'mom and pop' landlords. The following individuals gave comments in person: Jamin Pursell, Blanca Retano, Santiago Morales, Toni Ortega, and Leslie Rodriguez.

**Motion by Councilmember Jimenez**  
**Seconded by Councilmember Willis**

To approve said direction to staff.

Ayes (6): Councilmember Jimenez, Councilmember Robinson,  
Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin,  
and Mayor Martinez

Absent (1): Councilmember Bana

Passed (6 to 0)

*(At 11:30 p.m. - a motion by Councilmember Zepeda, seconded by  
Councilmember Bana, to suspend the rules and extend the meeting until  
midnight, passed by the unanimous vote of the City Council).*

## **AC.9 Police Department**

AC.9.a First Contract Amendment with Data Ticket, Inc.

APPROVE a First Amendment to the Agreement with Data Ticket, Inc. to expand the scope of services to include on-line payment, permitting, and collection services for the City's False Alarm Reduction and Enforcement Program, and to increase the payment limit by \$30,000, to include a contingency of \$2,100, for a total payment limit not to exceed \$60,000, with a term of January 1, 2023, to December 31, 2026 – Police Department (Chief Bisa French 510-621-1802).

## **AC.10 Public Works**

AC.10.a Adopt a resolution Authorizing the City to execute the Stipulated Order with the Water Board and to pay a \$69,000 Mandatory Minimum Penalty

ADOPT a resolution authorizing the City to execute the Stipulated Order between the Water Board and the City on behalf of West County Agency, and to allocate funds in the Fiscal Year 2022-23 budget in the amount of \$69,000 to pay the Mandatory Minimum Penalties – Public Works Department (Daniel Chavarria/Mary Phelps 510-621-1269).

**Adopt Resolution No. 41-23**

## **AD. BUDGET SESSION**

### **AD.1 State Audit Corrective Action Plan, Pension Funding Policies**

RECEIVE a presentation regarding pension (CalPERS) funding policies per the California State Auditor's 2021-806-Audit Corrective Action Plan – Finance Department (Nickie Mastay 510-620-6609/ Mubeen Qadar 510-412-2077).

Deputy Director of Finance Mubeen Qader introduced the matter. Ira Summer of GovInvest presented a PowerPoint that highlighted the following: CalPERS pension basics; comparison to other CalPERS agencies; changes to CalPERS and impact; and next steps. Discussion ensued. The council requested the following: provide the miscellaneous comparison slide to all councilmembers; and include the assumptions and metrics basis with future presentations.

### **AD.2 Fiscal Year 2022-2023 Quarter 3 Budget Report and American Rescue Plan Act (ARPA) Update**

RECEIVE the Fiscal Year 2022-23 Quarter 3 budget report for the period of July 1, 2022, through March 31, 2023; ADOPT a resolution to APPROPRIATE \$15 million for the Main Library Upgrade project via a transfer in from the General

Fund to the Capital Fund; RECEIVE a report regarding the City's American Rescue Plan Act (ARPA) budget, Community Needs Assessment and Strategic Investment Plan; and APPROPRIATE \$1 million in ARPA funds to complete the 13th Complete Street project – Finance Department (Shasa Curl/LaShonda White 510-620-6828/Nickie Mastay 510-620-6609/Mubeen Qader 510-412-2077).

City Manager Shasa Curl introduced the matter. Ms. Curl, Deputy Director of Finance Mubeen Qader, and Accounting Manager Antonio Banuelos presented a PowerPoint that highlighted the following: organizational priorities; accomplishments; state of the economy; third quarter General Fund and Non-General Fund budgets; and staff hiring trend. The council requested the number of employees that left the city. Deputy City Manager of Community Services Lashonda White, HR&A Advisors Judith Taylor, and Sarah Kirk presented a PowerPoint that highlighted the following: ARPA budget allocations; community needs assessment; and strategic investment plan and recommendations. Discussion ensued. The council requested the following: the total surplus funds projected for the end of the current fiscal year; additional information regarding the \$27 million on the funds balance sheet; cost for temporary traffic safety solutions on Carlson Boulevard (from Huntington Avenue to the Interstate 580 overpass); determine if ARPA funds may be used for a public emergency shelter; consider a convenience store with the library improvements; consider the library's roof for expansion and the neighboring senior center; and seek opportunities to restore other community centers in Richmond. Tarnel Abbott gave comments via teleconference. Further discussion ensued. The council requested the following information: the number of recent vehicle accidents on Carlson Boulevard; and a report on the overall excess funds projection.

#### **Main Motion**

**Motion by** Councilmember Willis

**Seconded by** Vice Mayor McLaughlin

To accept the staff recommendation and adopt said resolution.

The motion maker subsequently withdrew the main motion.

#### **Substitute Motion**

**Motion by** Councilmember Robinson

**Seconded by** Councilmember Willis

To table this matter and bring it back to the council on May 23, 2023, after its strategic planning and prioritizing meeting scheduled for Monday, May 22, 2023.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

The council requested an opportunity to learn more about the library project, project stage, and on which upcoming agenda to place the matter.

### **AE. PUBLIC HEARINGS**

#### **AE.1 Raven Bioenergy Project Appeal Consideration**

HOLD a public hearing on an appeal filed objecting to the Planning Commission's conditional approval to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and approval

of a Conditional Use Permit and Design Review (PLN21-282) to construct and operate a bioenergy facility that converts food and green waste into transportation-grade hydrogen for various renewable energy products; and EITHER: (a.) Adopt the Resolution in Attachment 1, denying the appeal and approving the Raven project with changes to conditions of approval as represented in Exhibit C of the Resolution, (b.) Refer the matter back to the Planning Commission to consider the significant new evidence presented after its decision, identifying the evidence used as a basis for this decision, or (c.) Grant the appeal, deny the project, and direct staff to return with a resolution containing written findings consistent with this motion for final approval by the City Council - Community Development Department (Lina Velasco 510-620-6841).

Director of Community Development Lina Velasco introduced the matter. Mrs. Velasco advised that staff received notification from the appellants withdrawing the appeal after the agenda packet was published. Mrs. Velasco further advised that it was staff's recommendation for the council to adopt the resolution noting additional changes to the conditions of approval approving the project and staff would make appropriate revisions to the resolution acknowledging that the appeal was withdrawn by the appellants. Mrs. Velasco presented a PowerPoint that highlighted the following: revised recommended action; project proposal; Planning Commission approval; and appeal action. City Attorney Dave Aleshire clarified that the appellants worked out their issues by adding revised conditions supporting the project, and a formal council action was necessary, with direction for the city attorney to make changes to the resolution. Discussion ensued. Mayor Martinez declared the public hearing opened. The project applicants, Buchalter Land Use Attorney Alicia Guerra and RavenSR, LLC Chief Technology Officer Mike Fatigati, gave an oral report regarding mitigation monitoring measures and community benefits. Further discussion ensued. The council expressed concerns regarding the use of processed wood and high pressure. The project appellant, Community for a Better Environment Staff Attorney Connie Cho, gave comments confirming the withdrawal of the appeal. Julia Levin gave comments in person. The following individuals gave comments via teleconference: Tim Frank, Leisa Johnson, and Katrinka Ruk. Mayor Martinez closed the public hearing. Further discussion ensued.

**Motion by** Councilmember Bana

**Seconded by** Councilmember Jimenez

To adopt a resolution approving the Raven Bioenergy Project with the changes to Conditions of Approval as represented in Exhibit C of the resolution and to allow the city attorney to make changes to the resolution based on the modified conditions.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

**Adopted Resolution No. 42-23**

## **AE.2 Approval of New Fees for a Revised Master Fee Schedule**

INTRODUCE an ordinance (first reading) establishing certain fees for the proposed Master Fee Schedule - Finance Department (Mubeen Qader/Antonio Banuelos 510-620- 6741).

**Continued to the May 23, 2023, City Council meeting.**

**AF. NEW BUSINESS**

**AF.1 Contract with the Richmond Police Activities League to Provide Workforce Training and Work Experience Opportunities**

APPROVE a contract with the Richmond Police Activities League (RPAL) to provide workforce training and employment services to 20 youth, for a term commencing April 5, 2023, and ending March 31, 2024, for a total amount not to exceed \$73,700 funded by the California for All Youth grant – Community Services Department/Employment and Training (Tamara Walker 510-307-8006). This item was continued from the April 4, 2023, April 18, 2023, and May 2, 2023, meetings.

This matter was combined for discussion with Item AC.7.b (Youth Finance Institute of America contract). Deputy City Manager of Community Services LaShonda White introduced the matter. Discussion ensued. The council expressed concerns regarding outsourcing work that could potentially be performed internally and how the proposed contract services met the grant commitment. Deputy Director of Employment and Training Tamara Walker provided information in response to the council's concerns.

**Motion by Mayor Martinez**

**Seconded by Councilmember Zepeda**

To approve said contract.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

**AF.2 Purchase of Four Police Motorcycles**

APPROVE the purchase of four 2023 BMW R 1250 RT motorcycles from Long Beach BMW, in an aggregate amount not to exceed \$160,000, including a contingency of \$10,158.44 – Public Works Department (Daniel Chavarria 510-620-5478/Dee Karnes 510-231-3044). This item was continued from the April 18, 2023, and May 2, 2023, meetings.

This matter was combined for discussion with Item AF.3 (street sweeper purchase). Director of Public Works Daniel Chavarria and Fleet Superintendent Dee Karnes provided an oral report and presented a plan of action to develop a 10-year zero-emissions vehicle fleet transition. The council requested staff to consider electrifying/testing city vehicles and a timeframe for the transition plan.

*(At 12:00 a.m. - a motion by Councilmember Zepeda, seconded by Councilmember Bana, extended the meeting to have a motion on combined Items AF.2 and AF.3, and hear Item AF.5, passed by the unanimous vote of the City Council).*

**Motion for Combined Items AF.2 and AF.3**

**Motion by Councilmember Zepeda**

**Seconded by Councilmember Willis**

To approve the purchase of four 2023 BMW motorcycles from Long Beach BMW; start an electric vehicle pilot program with Richmond Police Department and electric vehicle companies to start moving the fleet to all electric going forward; direct staff to look into the future of electric street sweepers; approve the purchase of the proposed street sweeper; seek ways to utilize Environmental and

Community Investment Agreement funding for the infrastructure; and consider all alternative non gas-powered vehicles.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

### **AF.3 Purchase of One Crosswind Street Sweeper**

APPROVE the purchase of a new Elgin Crosswind 1 Regenerative Air Street Sweeper from Owen Equipment in an amount not to exceed \$430,000, including a contingency of \$38,708.32 – Public Works Department (Daniel Chavarria 510-620-5478/Dee Karnes 510-231-3044). This item was continued from the April 18, 2023, and May 2, 2023, meetings.

#### **Motion for Combined Items AF.2 and AF.3**

**Motion by** Councilmember Zepeda  
**Seconded by** Councilmember Willis

To approve the purchase of four 2023 BMW motorcycles from Long Beach BMW; start an electric vehicle pilot program with Richmond Police Department and electric vehicle companies to start moving the fleet to all electric going forward; direct staff to look into the future of electric street sweepers; approve the purchase of the proposed street sweeper; seek ways to utilize Environmental and Community Investment Agreement funding for the infrastructure; and consider all alternative non gas-powered vehicles.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

### **AF.4 Contract with Raftelis to Provide a Workforce Analysis**

APPROVE a contract with Raftelis Financial Consultants, Inc. to provide a workforce analysis, in alignment with a state audit recommendation, in an amount not to exceed \$200,000, with a term beginning June 1, 2023, and ending March 31, 2024; and APPROPRIATE the necessary funding – Human Resources Department (Nickie Mastay 510-620-6609/Sharrone Taylor 510-620-6803). This item was continued from the May 2, 2023, meeting.

**Continued to the May 23, 2023, City Council meeting.**

### **AF.5 Contract With Wiss, Janney, Elstner Associates, Inc.**

APPROVE a sole-source contract with Wiss, Janney, Elstner Associates, Inc. (WJE), in an amount not to exceed \$247,000 (approximately \$180,000 for Pt. Molate and the remaining \$67,000 for the Cafeteria building), for a term beginning May 24, 2023, through June 30, 2024, to provide architectural and structural consulting services for evaluation and stabilization of certain buildings that are part of the Winehaven and Shipyard No. 3 Historic Districts – Public Works Department (Dave Aleshire 510-620-6509/Daniel Chavarria 510-620-5478/Lina Velasco 510-620-6841).

City Attorney Dave Aleshire introduced the matter. Mr. Aleshire clarified that the intent of the contract was to authorize the first phase of dealing with the roof structures; the remaining funds would be available as the city moved forward

through the project; and the design, cost estimates, and bidding would be presented for council's consideration at a future meeting before moving to the next phase.

**Motion by Councilmember Robinson**

**Seconded by Councilmember Jimenez**

To approve said contract with the condition that the contract language be revised by the city attorney to explicitly state that the contract authorization was for immediate repairs to the roof.

Ayes (7): Councilmember Bana, Councilmember Jimenez, Councilmember Robinson, Councilmember Willis, Councilmember Zepeda, Vice Mayor McLaughlin, and Mayor Martinez

Passed (7 to 0)

**AF.6 Appointment of a Retired Annuitant to Perform Critically Needed Special Project Work in the Finance Department**

APPROVE the appointment of Delmy Cuellar as extra help/special project retired annuitant for a limited term, special project role not to exceed one year; and ADOPT the resolution approving the 180-day wait period exception – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).

**Continued to the May 23, 2023, City Council meeting.**

**AG. ADJOURNMENT**

There being no further business, the meeting adjourned at 12:07 p.m., to meet again on May 23, 2023, at 6:30 p.m.

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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, May 11, 2023 5:21:45 PM

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Good Day Mayor Martinez, Council Members and Staff,

I Have Enclosed The Following Comments for the Record

1. For The June 20th Agenda, the Council Should Consider Inviting Danny Wan To Provide a Presentation on the Port of Oakland
2. Also to Consider Reinstating the Standing Committees to Address the Budget and Other Issues affecting our City

Sincerely  
Cordell

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comments- AD.1 Budget Session  
**Date:** Thursday, May 11, 2023 5:27:53 PM

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Hello Mayor Martinez, Council Members and Staff,

Thank you to the Finance Department for the Work On Preparing This Presentation In Regarding CalPers

Sincerely  
Cordell

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comments- AD.2 Budget Session  
**Date:** Thursday, May 11, 2023 5:45:20 PM

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Hello Mayor Martinez, Council Members and Staff,

I am asking that The Council To Adopt The Resolution as Presented by Finance

Sincerely  
Cordell

**From:** [Bill Whitney](#)  
**To:** [City Clerk Dept User](#)  
**Cc:** [Tesse Perez](#)  
**Subject:** Public Comments: Agenda Item #AE.1 - Raven Bioenergy Project Appeal Consideration.  
**Date:** Tuesday, May 16, 2023 11:16:35 AM  
**Attachments:** [image001.png](#)

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Dear Mayor Martinez and Richmond City Councilmembers,

As the CEO of the Contra Costa Building and Construction Trades Council and representing it's thirty-five thousand members, many of whom live in the City of Richmond, I respectfully ask that the Richmond City Council approve Raven SR's Raven One Project.

The positive highlights of this green project are as follows:

***Green Jobs:***

- Raven SR is the green technology business that fits perfectly with Richmond's Blue/Green Jobs Action Plan
- Raven SR will be creating 10-12 full time jobs, 2 internships annually, 100-150 construction jobs and 60+ ancillary jobs
- The Raven Richmond facility can serve as a training center for their expanding business

***Health impacts and emissions:***

- Raven SR completed a health risk assessment which scientifically shows it will reduce emissions in and improve health risks in Richmond.

***IS/MND vs EIR:***

- The Richmond Planning Commission voted unanimously to approve this project. The Planning Commission and the Richmond City Staff support projects such as the Raven SR green hydrogen project because they are beneficial to the Richmond community.
- Requiring Raven SR to complete an EIR will delay this project by at least a year, subjecting the residents of the City of Richmond to ongoing emissions and health risks that Raven SR has proven it will reduce

***Helps Richmond Fulfill the Climate Action Plan Goals:***

In 2016 the City of Richmond implemented the Climate Action Plan. Raven SR's waste-to-hydrogen facility has the ability to advance the goals of this plan by:

- Converting organic waste to hydrogen will achieve the goals of SB 1383
- By diverting 23,000 metric tons of organic waste annually, they will be reducing CO<sub>2</sub> emissions by 4,750 metric tons which is equivalent to 800,000+ gallons of gasoline.
- If hydrogen fuel were available in Richmond, city buses, port vehicles heavy duty trucks and passenger vehicles would be able to transition to emissions free fuel and fleets.

Thank you for considering our members and my request.

Fraternally,

Bill Whitney, CEO  
Contra Costa Building and  
Construction Trades Council

2727 Alhambra Avenue  
Suite 5  
Martinez, CA 94553

Office: 925-228-0900  
Mobile: 707-246-0950

Email: [bwhitney@ccbtrades.com](mailto:bwhitney@ccbtrades.com)



**From:** [Dave Herwat](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Raven Project  
**Date:** Tuesday, May 16, 2023 11:38:53 AM  
**Attachments:** [image001.png](#)

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Hello all,

I would like to express my support for the Raven One Project and respectfully ask the Richmond City Council to approve the project.

Green Hydrogen is an important factor in reaching our climate and community safety goals. This project will not only move Richmond in the right direction it will also create employment opportunities during the construction phase and create permanent jobs for Richmond residents. Local 342 stands ready to assist in any way possible.

Thank you for your consideration,

**Dave Herwat** – *Business Representative*

**Plumbers & Steamfitters Local Union 342**

935 Detroit Ave., Concord, CA 94518-2501

Phone: (925) 686-5880 | Cell : (925) 448-7102 | Fax: (925) 685-3710



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Please consider the environment before printing this message.

**From:** [Lina Velasco](#)  
**To:** [City Clerk Dept User](#)  
**Cc:** [Shasa Curl](#); [daleshire@awattorneys.com](mailto:daleshire@awattorneys.com); [Shannon Moore](#); [Shannon L. Chaffin](#)  
**Subject:** Item AE.1 - Letter from Governor's Office  
**Date:** Tuesday, May 16, 2023 12:25:08 PM  
**Attachments:** [RavenSR-RichmondSupport\\_GO-Biz.pdf](#)  
**Importance:** High

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Mayor Martinez and Councilmembers (via bcc):

Please see attached letter of support from the Governor's Office received for the Raven SR project.

Best,

Lina

---

**From:** Guerra, Alicia C. <aguerra@buchalter.com>  
**Sent:** Tuesday, May 16, 2023 12:09 PM  
**To:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Shannon L. Chaffin <schaffin@awattorneys.com>  
**Cc:** John Scanlon <john.scanlon@ravensr.com>; Matt Murdock <matt.murdock@ravensr.com>; Mike Fatigati <mike.fatigati@ravensr.com>; JuliAnne Thomas <julianne.thomas@ravensr.com>  
**Subject:** Letter from Governor's Office [IMAN-BN.FID4383877]  
**Importance:** High

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Lina and Shannon-

Please find attached a letter of support from the Governor's Office. Can you share this letter with the City Clerk and Mayor and City Council?

Thank you,

Alicia

## Buchalter

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**Alicia Guerra**

Shareholder

T (415) 227-3508

[aguerra@buchalter.com](mailto:aguerra@buchalter.com)

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425 Market Street, Suite 2900

San Francisco, CA 94105

[www.buchalter.com](http://www.buchalter.com) | [Bio](#) | [LinkedIn](#)

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GOVERNOR'S OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT

STATE OF CALIFORNIA ♦ OFFICE OF GOVERNOR GAVIN NEWSOM

May 15, 2023

Richmond City Council  
City of Richmond  
Community Development Department  
450 Civic Center Plaza, PO Box 4046  
Richmond, CA 94804

Dear Mayor Martinez and City Councilmembers,

I am writing to express support for Raven SR's proposed project to construct and operate a bioenergy facility at Republic Service's closed West Contra Costa County Sanitary Landfill. We expect the facility to advance several important priorities: production of renewable hydrogen, reduction of local air pollution, diversion of organic landfill waste, and creation of good green jobs in a Disadvantaged Community.

My office specializes in helping develop clean infrastructure and mobility projects in ways that benefit local communities, create family supporting jobs and accelerate California's transition to a sustainable, carbon neutral, equitable economy. We work closely with project developers, authorities having jurisdiction, and community leaders to help ensure decisionmakers have the information they need to develop and approve beneficial projects—projects like Raven SR's.

Raven SR's proposed bioenergy facility offers an opportunity to hasten the transition from fossil to renewable fuels, including hydrogen that can power the heaviest (and most polluting) trucks on the road—with zero emissions. The project is important in a variety of contexts:

- This technology has the potential to revolutionize waste-to-hydrogen production and place Richmond and California in the spotlight for advancing climate change solutions.
- California is positioned to be a key recipient of hydrogen hub funding from the Department of Energy (we submitted an application through the Alliance for Renewable Clean Hydrogen Energy Systems or ARCHES). This program would significantly accelerate the need for renewable sources of hydrogen produced by the project.



**GOVERNOR'S OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT**

STATE OF CALIFORNIA ♦ OFFICE OF GOVERNOR GAVIN NEWSOM

- Moving the Raven SR project ahead now gives California and the Bay Area a head start in building a renewable hydrogen economy that benefits communities and creates jobs.<sup>1</sup>
- The project will divert waste from landfills to help meet California's SB 1383 goal of reducing organic waste disposal by 75% from 2014 levels by 2025.
- The project will show how we can reduce methane and short-lived climate pollutants from our landfills – in a way that creates jobs and generates revenue.

Furthermore, we applaud Richmond's Green-Blue New Deal Workforce Development Plan and commend your community for focusing on job creation in sustainable markets. The positions that Raven SR will create fit squarely in this program.

In short, Raven SR's project checks the boxes we need the most: creating jobs turning a liability (waste) into an asset (hydrogen – a zero emission fuel).

Please don't hesitate to reach out if we can be helpful. This is an important showcase project that we expect to create benefits as soon as it moves forward.

Thank you for your leadership.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyson Eckerle".

Tyson Eckerle  
Senior Advisor for Clean Infrastructure and Mobility

[Tyson.eckerle@gobiz.ca.gov](mailto:Tyson.eckerle@gobiz.ca.gov)

916-322-0563

---

<sup>1</sup> We estimate the California's federal hydrogen hub application proposal would generate nearly \$3B/year in health savings and create over 200,000 jobs.

**From:** [Jason Lindsey](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comments Agenda Item #AE1 Raven Bioenergy Project Appeal Consideration  
**Date:** Tuesday, May 16, 2023 10:50:20 AM  
**Attachments:** [image001.png](#)

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Good morning Mayor and members of the City Council.

My name is Jason Lindsey, President and Business Agent for Ironworkers Local 378. I represent 2500 of the safest and best trained construction workforce that exists. Our apprentices and journeypersons are ready to build the alternative energy facilities that you all have said you want. The only way to move away from fossil fuel energy and into something that is cleaner, friendlier to the environment, and leaves a smaller carbon footprint is to stop talking about it and to start building it.

I respectfully ask the Richmond City Council to approve Raven SR's Raven One Project. Raven SR is the green technology business that fits with Richmond's Blue/Green Action Plan. They will create 10-12 full-time jobs, 2 internships annually, and 100-150 construction jobs. The more construction jobs there are that have a PLA like this one does, the more opportunities there are for residents of your city to gain access to the middle class through apprenticeships. The longer it takes to approve projects like these that will reduce emissions, the longer the community will have to bear the emissions from oil.

Please take the action necessary to be the change you are constantly asking for.

Thank you.

Kind Regards,

Jason Lindsey  
President/Business Agent  
Iron Workers Union Local 378 Oakland  
3120 Bayshore Rd.  
Benicia, CA 94510  
Office: (707) 746-6100  
Cell: (707) 333-0895



**From:** [Katrinka Ruk](#)  
**To:** [City Clerk Dept User](#)  
**Cc:** [Eduardo Martinez](#); [Gayle McLaughlin](#); [Soheila Bana](#); [Claudia Jimenez](#); [Doria Robinson](#); [Melvin Willis](#); [Cesar Zepeda](#); [Shasa Curl](#); [Irene Lozano](#)  
**Subject:** Public Comments Item #AE.1 Raven Bioenergy Project Appeal Consideration [05/16/23 Richmond City Council Meeting]  
**Date:** Tuesday, May 16, 2023 10:52:54 AM

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**COUNCIL OF INDUSTRIES**  
**P.O. BOX 70088, PT. RICHMOND, CA 94807**  
**(510)215-9325**  
**501(C)(6) FED ID# 94-0672760**

/sent via email/

May 16, 2023

To: Richmond City Council  
To: Richmond City Manager  
To: Richmond City Clerk

**RE: Public Comments Item #AE.1 Raven Bioenergy Project Appeal Consideration**  
**[05/16/23 Richmond City Council Meeting]**

On behalf of the Council of Business & Industries (COI), I respectfully ask the Richmond City Council to approve Raven SR's Raven One Project.

In 2016 the city of Richmond (City) developed and implemented an approved Climate Action Plan and are currently creating the Blue/Green Jobs New Deal Program to advance our community's commitment to reducing carbon related emissions and investing in clean-energy jobs and infrastructure. Other objectives of these plans include focusing on renewable energy and creating local employment opportunities. Raven SR's bioenergy project fits perfectly with the City's initiatives.

Raven has reviewed their technology with the Council and community, discussed how

it will impact and benefit the community and responded to questions that have arisen from the multiple meetings. That benefit is clearly reviewed in their Health Risk Assessment – the project will improve air emissions and improve health risks, while reducing waste and creating clean fuels. Raven SR has provided supplemental information to address areas covered when doing an EIR, which has not been required for this project. Should the City delay in moving this project forward, they are also delaying reducing carbon related emissions which is contrary to the Climate Action Plan and the General Plan Health Element.

The renewable energy industry is booming. The value of the renewable energy market is set to grow from \$880 billion to nearly \$2 trillion by 2030. To support this, the federal government and Sacramento are providing significant funding to transition to cleaner fuels and energy. This is an opportunity for the City to reap the benefits and rewards of this opportunity through tax revenues, job creation and climate action. It is also an excellent opportunity to place Richmond in the spotlight as a leader in the hydrogen and renewable fuels industry.

Raven's technology is going to change the dynamics of waste to hydrogen production, and it can be showcased in our backyard. If the project is denied, it will likely be readily accepted by another community.

Raven SR provides us with a renewable fuel alternative and a reliable source of hydrogen here – in our City. That is energy security and independence that will have far reaching benefits.

Thank you and I encourage deny the appeal and approve the Raven One Project.

Katrinka Ruk  
Executive Director  
Council of Business & Industries  
510)260-4820  
kpruk@sbcglobal.net  
Cc: COI Directors, Richmond Chamber President

**From:** [Nicole Potter](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public comments agenda item #AE.1 Raven Bioenergy Project Appeal Consideration  
**Date:** Tuesday, May 16, 2023 10:51:36 AM

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Thank you Chair and Councilmembers,

My name is Tom Hansen, Business Manager of the International Brotherhood of Electrical Workers Local Union 302 and I represent over 1,300 electrical workers in Contra Costa County. I'm writing today, asking the City Council to approve Raven SR's Raven One Project. This project fits perfectly with Richmond's Blue/Green Jobs Action Plan and would be a huge first step in the process of advancing Richmond's Climate action goals. This project was unanimously approved by the Planning Commission who saw the value in Raven SR's completed health risk assessment which scientifically proves it will reduce emissions and improve health risks in Richmond. Any delay will subject our community to the ongoing emissions we are constantly asking to be removed. This project will create over 100 good Union family sustaining construction jobs where local workers will be invested in improving their community. I'm asking you to approve this project so we can put action to our words and actually start improving our environment now.

Thank you for your time.

Sent on Behalf of:

Tom Hansen  
Business Manager  
Financial Secretary

*Nicole L. Potter  
Office Manager  
IBEW Local Union 302  
925.228.2302 Office Phone  
925.228.0764 Fax*

**From:** [Rachel Shoemake](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** public comments agenda item #AE.1 Raven Bioenergy Project Appeal Consideration  
**Date:** Tuesday, May 16, 2023 11:16:13 AM

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Dear Mayor and Councilmembers,

My name is Rachel Shoemake and I am a representative of IBEW LU 302. I'm writing today asking you to approve Raven SR's Raven One project. This project will fulfill many of the goals this council has set in place and by approving this project your actions will start making a difference now. We can continue to talk about Richmond's Bule/Green Jobs Action Plan or we can say yes to a project that will reduce CO2e emissions by 4,750 metric tons by diverting 23,000 metric tons of organic waste annually and converting that to hydrogen. This hydrogen fuel will then be available in Richmond to be used by the heavy polluting vehicles such as city buses, port vehicles, and heavy duty trucks so we can start our transition to emissions free fleets today. The Raven Richmond facility will be creating good local construction jobs along with creating full time jobs here in Richmond. This is part of our green future. Please vote yes on Raven One.

Thank you,

Rachel Shoemake  
IBEW Local Union 302  
Asst. Business Manager/Organizer  
1875 Arnold Drive  
Martinez CA 94553  
925-228-2302 Office  
925-536-8497 Cell  
925-228-0768 Fax  
[rachels@ibewlu302.com](mailto:rachels@ibewlu302.com)

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comments- AF.4 New Business  
**Date:** Thursday, May 11, 2023 5:49:15 PM

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Hello Mayor Martinez, Council Members and Staff

I Am Asking the Council To Approve the Contract with Raffaelis Financial Consultants As Presented by Staff

Sincerely  
Cordell

**From:** [Cordell Hindler](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public Comment- AF.6 New Business  
**Date:** Thursday, May 11, 2023 5:44:10 PM

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Hello Mayor Martinez, Council Members and Staff

I AM Requesting that the Council To Approve the Appointment for Delmy Cuellar as Extra Help

and Also to Adopt the Resolution as Presented by staff

Sincerely  
Cordell



Portal





Meeting Date	Agenda Item	Name	Email	Comment	Position	Status
<div style="border: 1px solid #ccc; padding: 5px;"> <span style="font-size: 1.2em; font-weight: bold;">City Council</span> </div>						
5/16/2023 4:30 PM	Recognize the 35th Anniversary of the Marinda Family Daycare	L.B.		Congratulations, Elaine on your 35th anniversary celebration! Most definitely Well-Deserved!!! You definitely feel like family from the minute you step in. Such a wonderful and loving environment, and the meals, so good, hot meal not a snack. My youngest daughter learned so much at the daycare and gave me a peace of mind knowing she was well taken care of while I was at work. Kudos to you, Elaine! We love you!!!	-	Appro

