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# Agenda

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PLEASE NOTE: HYBRID MEETING FORMAT

**AGENDA(s)**

- SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY
- SPECIAL MEETING OF THE RICHMOND CITY COUNCIL/SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY
- REGULAR MEETING OF THE RICHMOND CITY COUNCIL

Tuesday, December 19, 2023, 4:30 p.m.

Community Services Building

440 Civic Center Plaza

Richmond, CA 94804

**Members:**

**Eduardo Martinez, Mayor at Large**

**Melvin Willis, Councilmember District 1**

**Cesar Zepeda, Councilmember District 2**

**Doria Robinson, Councilmember District 3**

**Soheila Bana, Councilmember District 4**

**Gayle McLaughlin, Vice Mayor, District 5**

**Claudia Jimenez, Councilmember District 6**

**Jaycine Scott, Housing Authority Tenant Commissioner**

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**In Person:** Anyone who desires to address the City Council on items appearing on the agenda, *including Open Forum*, must complete and file a pink speaker’s card with the City Clerk **prior** to the City Council’s consideration of the item. Once the City Clerk has announced the item, no person shall be permitted to speak on the item other than those persons who have submitted their names to the City Clerk. **Each speaker will be allowed up to TWO (2) MINUTES to address the City Council on NON-PUBLIC HEARING items listed on the agenda. Speakers are allowed up to THREE (3) minutes on PUBLIC HEARING items.**

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**Webinar ID: 993 1220 5643**

International numbers available: <https://zoom.us/u/aehrwCglSx>

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

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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].

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>

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**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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**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)**

- 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
- Pena v. City of Richmond, et al.
- Farmers Insurance Exchange v. City of Richmond, et al.
- State of Texas, et al. v. United States of America, et al.

**C.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

- Property: 222 Marina Way (Nystrom Village)  
Agency Negotiators: Nannette Beacham, Gabino Arredondo, Susan Bloch  
Negotiating Parties: McCormack Baron Salazar (MBS) and Richmond Neighborhood Housing Services (RNHS)  
Under negotiation: Price and terms of payment

**C.3 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)**

- City Designated Representative: Dave Aleshire, City Attorney  
Unrepresented employee: City Manager

**C.4 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

- D. PUBLIC COMMENT BEFORE CLOSED SESSION (limited to items on the Closed Session agenda only)
  - E. ADJOURN TO CLOSED SESSION
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**F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY**

6:00 p.m.

**G. PLEDGE OF ALLEGIANCE**

**H. ROLL CALL**

**I. STATEMENT OF CONFLICT OF INTEREST**

**J. REPORT FROM THE EXECUTIVE DIRECTOR**

**K. AGENDA REVIEW**

**L. HOUSING AUTHORITY PUBLIC HEARINGS**

**L.1 United States Department of Housing and Urban Development (HUD) Housing Authority Annual Plan**

17

HOLD a public hearing; ADOPT a resolution approving the Richmond Housing Authority (RHA) Annual Plan; and AUTHORIZE submission of the proposed Annual Plan to the US Department of Housing and Urban Development (HUD) - Richmond Housing Authority (Gabino Arredondo 510-620-6606).

**M. ADJOURNMENT**

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**N. SPECIAL MEETING OF THE RICHMOND CITY COUNCIL/SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY**

6:25 p.m.

**O. ROLL CALL**

**P. STATEMENT OF CONFLICT OF INTEREST**

**Q. AGENDA REVIEW**

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

**R.1 Approval of the Recognized Obligation Payment Schedule (ROPS 24-25) and the Administrative Budget for the Period July 1, 2024 through June 30, 2025**

50

ADOPT a resolution approving the Recognized Obligation Payment Schedule (ROPS 24-25) and the Administrative Budget for the Period July 1, 2024, through June 30, 2025 – Community Development Department (Lina Velasco 510-620-6841).

**S. ADJOURNMENT**

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

6:30 p.m.

**U. ROLL CALL****V. STATEMENT OF CONFLICT OF INTEREST****W. AGENDA REVIEW****X. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION****Y. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum)****Z. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)(limited to two minutes per Councilmember)(public comments allowed under Open Forum)****AA. OPEN FORUM FOR PUBLIC COMMENT**

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

**AB. CITY COUNCIL CONSENT CALENDAR**

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

**AB.1 City Attorney's Office****AB.1.a Legal Services Agreement with Maloney Employment Law**

62

APPROVE a Legal Services Agreement with Maloney Employment Law for a total amount not to exceed \$350,000, with a term beginning July 1, 2023, through June 30, 2025 – City Attorney's Office (Shannon Moore 510-620-6505).

**AB.2 City Clerk's Office****AB.2.a Cancellation of January 9, 2024, Regular City Council Meeting**

86

APPROVE the cancellation of the January 9, 2024, Regular City Council meeting and hold regular meetings on January 16 and 30, 2024 - City Clerk's Office (Pamela Christian 510-620-6513).

**AB.3 City Council****AB.3.a Amendment to Chapter 3.54 of the Richmond Municipal Code to match the state definition of "serious bodily injury" under Penal Code Section 243(f)(4).**

88

DIRECT the city attorney to amend Ordinance 3.54 Community Police Review Commission of the Richmond Municipal Code to match the State's definition of "serious bodily injury" under Penal Code Section 243(f)(4) – Councilmember Jimenez (510-620-6565).

<b>AB.3.b</b>	<b>Provide Guidance to Staff Regarding the Keller Beach Sewer Project</b>	99
	<p>DIRECT staff to (1) use every available option provided by the Baykeeper Settlement Agreement, including replacing or repairing existing sewer pipes, with the last option to move up into the street level; and (2) hire a new contractor to provide a second opinion/peer review on work performed by Coastland and to assess all options provided by the Baykeeper Settlement Agreement – Councilmember Cesar Zepeda (510-620-6593).</p>	
<b>AB.3.c</b>	<b>Richmond-Shimada Friendship Commission Year-end Report</b>	101
	<p>RECEIVE the Richmond-Shimada Friendship Commission Annual Report – Councilmember Zepeda (510-620-6593)</p>	
<b>AB.3.d</b>	<b>Feasibility Study of Dynamic Personal Micro Transit System to Connect West County Cities to Local Transportation Hubs</b>	105
	<p>DIRECT staff to conduct a Feasibility Study for implementation of a Dynamic Personal Micro Transit (DPMT) system to connect the Richmond Ferry Terminal, BART, and Hilltop Mall – Councilmember Zepeda (510-620-6593) and Councilmember Jimenez (510-620-6565).</p>	
<b>AB.3.e</b>	<b>Proposed Council Chamber Art Exhibit Pilot Program</b>	108
	<p>DIRECT staff to facilitate public art in the Council Chambers in an amount not to exceed \$5,000; and AUTHORIZE the city manager or her designee to negotiate and enter into any required agreements or contracts - Councilmember Cesar Zepeda (510-620-6593), Councilmember Claudia Jimenez (510-620-6565), and Councilmember Soheila Bana (510-620-6743).</p>	
<b>AB.4</b>	<b>City Manager's Office</b>	
<b>AB.4.a</b>	<b>Contract with Public Works LLC to Support the Development of a Community Needs Assessment and Strategic Investment Plan</b>	112
	<p>APPROVE a contract with Public Works LLC in the amount of \$215,500, with a \$14,500 contingency, for a not-to-exceed total contract amount of \$230,000, to support the Department of Children and Youth in the development of a Community Needs Assessment and Strategic Investment Plan, with a contract term from December 20, 2023, through December 31, 2024 – City Manager's Office (LaShonda White 510-620-6828/Patrick Seals 510-307-8016).</p>	

<b>AB.4.b</b>	<b>Proposed FY 2024-2025 Environmental Community and Investment Agreement (ECIA) Competitive Grant Program</b>	288
	APPROVE the Fiscal Year 2024-2025 Environmental and Community Investment Agreement (ECIA) competitive grant program annual allocation of \$606,000; and AUTHORIZE the release of the Request for Application and Guidelines – City Manager’s Office (LaShonda White/Shané Johnson/Patrick Seals/Guadalupe Morales 620-6512).	
<b>AB.5</b>	<b>Community Development</b>	
<b>AB.5.a</b>	<b>Amendment No. 1 to Contract with Housing Consortium of the East Bay (HCEB) for Rapid Rehousing and Housing Navigation Services for the Castro Encampment Resolution Funding Round 1 Project</b>	328
	APPROVE an Amendment No. 1 to the contract with Housing Consortium of the East Bay to increase the contract amount by \$934,263, for a total not to exceed contract amount of \$2,198,686, for a term through June 30, 2024, to be funded using the City’s Encampment Resolution Funds – Community Development Department (Lina Velasco/Jesus Morales 510-620-6649).	
<b>AB.5.b</b>	<b>Written Report of Draft Equitable Public Land Disposition Policy</b>	381
	RECEIVE a written report regarding the Draft Equitable Public Land Disposition Policy that will be presented for discussion in January - Community Development Department (Lina Velasco/Kaitlyn Quackenbush 510-620-6841).	
<b>AB.5.c</b>	<b>Sole-Source Contract with NELB Consultants, LLC for On-Call Economic and Financial Analysis Services</b>	403
	APPROVE a sole-source contract with NELB Consultants LLC, for an 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 beginning December 19, 2023, and ending December 31, 2025 – Community Development Department (Lina Velasco 510-620-6706/Jesus Morales 510-621-1220).	
<b>AB.5.d</b>	<b>Way2Love Contract Amendment</b>	439
	APPROVE a contract amendment No. 2 with Way2Love, Inc., to increase the contract amount by \$2,774,543.26, for a new total contract amount not to exceed \$3,019,543.26, to provide project management, housing navigation, case management, and employment support services for the City’s Encampment Resolution Funding (ERF) Round 2 project, for a term extended through June 30, 2025, to be funded by the City’s ERF Round 2 award – Community Development Department (Lina Velasco 510-620-6841/Jesus Morales 510-621-1220).	

<b>AB.5.e</b>	<b>Contract Amendment No. 3 with RCF Connects for Emergency Shelter Services</b>	497
	AUTHORIZE the city manager to negotiate and execute a contract amendment no. 3, for up to \$700,000, with RCF Connects to provide emergency shelter services, including leasing motel rooms or other appropriate housing for emergency shelter purposes, until June 30, 2024, for a total contract amount not to exceed \$2,961,717 – Community Development Department (Lina Velasco/Jesus Morales 510-620-6706).	
<b>AB.5.f</b>	<b>Short-term Rental Assistance Provider Contract</b>	558
	AUTHORIZE the city manager to negotiate and execute a contract with RCF Connects to administer a rental assistance program, to be funded using American Rescue Plan Act (ARPA) funds, for a not-to-exceed amount of \$250,000, through June 30, 2024 - Community Development (Lina Velasco/Jesus Morales 510-620-6841).	
<b>AB.6</b>	<b>Economic Development</b>	
<b>AB.6.a</b>	<b>Communities Local Energy Action Program (C-LEAP) Pilot Richmond Report</b>	560
	RECEIVE the Communities Local Energy Action Program (C-LEAP) written research report – Economic Development Department (Nannette Beacham/Samantha Carr 510-620-5407).	
<b>AB.6.b</b>	<b>Processing Building Window Repair – Rejection of Bids</b>	655
	APPROVE the rejection of the bids received for the Processing Building Window Repair – Economic Development Department, Port (Charles Gerard 510-620-6792).	
<b>AB.6.c</b>	<b>CivicSpark AmeriCorps Fellows Second Contract Amendment</b>	657
	APPROVE a second amendment to the contract with CivicWell (formally Local Government Commission) for two fellows during the Fiscal Year (FY) 2023-2024 CivicSpark service year, increasing the contract amount by \$15,000, for a new total contract amount not to exceed \$135,000, with an extended term through December 31, 2024 – Economic Development (Nannette Beacham/Samantha Carr 510-620-5407).	
<b>AB.6.d</b>	<b>Annual Solid Waste Rate Adjustment</b>	679
	ADOPT a resolution to update the 2024 Solid Waste Collection Rates – Economic Development (Nannette Beacham/Samantha Carr 510-620-5407).	

- AB.7 Finance Department**
- AB.7.a Investment and Cash Balance Report and Monthly Overtime Reports for the Month of October 2023** 695
- RECEIVE the City's Investment and Cash Balance Report and Monthly Overtime Reports for the month of October 2023 – Finance Department (Andrea Miller 510-620-6740).
- AB.8 Information Technology**
- AB.8.a OMNIA Cooperative Purchase Agreement for City-wide Goods and Services from Ring Central** 711
- ADOPT a resolution approving the use of OMNIA Cooperative Purchasing Agreements with Ring Central, in an amount not to exceed \$500,000 per year, for a term beginning December 19, 2023, and ending September 30, 2025 – Information Technology Department (Sue Hartman 510-620-6874).
- AB.8.b iMS** 1014
- ADOPT a resolution authorizing a contract with Intuitive Municipal Solutions (iMS) for an Enterprise Community Development and Land Management System; and APPROVE a five-year contract with iMS to acquire, install, implement, and receive ongoing technical support for the iMS Suite Software as a Service (SaaS), ePermitHub, Selectron, and CORE Business Technologies, in the amount of \$1,529,213.17, plus an approximate fifteen percent contingency of \$229,382.83 to pay for integrations with the Enterprise Resource Planning System, for a total amount not to exceed \$1,758,596 - Information Technology Department (Sue Hartman 510-620-6874/Sandi Wong 510-620-6745).
- AB.9 Library and Community Services**
- AB.9.a Love Your Block (LYB) Mini-Grant Program Fiscal Years 2023-2025** 1340
- APPROVE the Fiscal Years (FY) 2023-2025 Love Your Block Mini-Grant (LYB Mini-Grant) program guidelines, application, final report, and grant award agreement; and AUTHORIZE the city manager or their designee to administer grant award agreements and disburse grant funds up to a total amount not to exceed \$80,000, upon selection of recipients – Community Services Department, Recreation Division (LaShonda White 510-620-6828/Stephanie Ny 510-620-6563).

<b>AB.9.b</b>	<b>Sole-Source Contract with Oakland Private Industry Council to Serve as the RichmondWORKS Program Contracting/Vendor Pay Agent</b>	1385
	<p>APPROVE a sole-source contract with the Oakland Private Industry Council, in an amount not to exceed \$579,909.38, to provide additional services as the Contracting/Vendor Pay Agent for RichmondWORKS, Workforce Innovation and Opportunity Act (WIOA), and other grant-funded program participants in the form of Individual Training Accounts (ITAs) and On-the-Job Training (OJT) contracts, through June 30, 2025 – Community Services Department, Employment and Training Division – (LaShonda White 510-620-6828/ Tamara Walker 510-307-8006).</p>	
<b>AB.10</b>	<b>Police Department</b>	
<b>AB.10.a</b>	<b>Memorandum of Understanding (MOU) with the Richmond Police Activities League (RPAL)</b>	1434
	<p>APPROVE and AUTHORIZE the city manager to sign a Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Police Activities League (RPAL) to subsidize RPAL staff and programs, ensuring that academic, athletic, and life-skills services offered by RPAL will continue for the period July 1, 2023, through June 30, 2025, in an amount not to exceed \$650,000 (\$325,000 annually for two years) – Police Department (Chief Bisa French 510-621-1802).</p>	
<b>AB.10.b</b>	<b>Contract Amendment No. 1 with Rahul Maharaj for Dispatch Call Center 911 Quality Assurance</b>	1447
	<p>APPROVE a first contract amendment with Rahul Maharaj in the amount of \$50,000, for a new total contract not to exceed \$109,400, with an extended term through June 30, 2026, for the quality assurance of emergency medical calls – Police Department (Chief Bisa French 510-621-6913).</p>	
<b>AB.10.c</b>	<b>Fifth Contract Amendment with Universal Protection Service LLC, dba Allied Universal Security Services</b>	1474
	<p>APPROVE the fifth contract amendment with Universal Protection Service LLC dba, Allied Universal Security Services in the amount of \$698,246.55, for a total contract amount not to exceed \$2,716,499.95, and to extend the contract expiration to December 31, 2024 – Police Department (Chief Bisa French 510-621-1802).</p>	
<b>AB.10.d</b>	<b>Crime Report from Police Chief</b>	1542
	<p>Receive a written crime report from the police chief - Police Department (Chief Bisa French 510-621-1802).</p>	

<b>AB.10.e</b>	<b>Richmond Police Department Assigned Vehicle Program (AVP)</b>	1545
	APPROVE the immediate implementation of the Richmond Police Department's Assigned Vehicle Program for an amount of \$141,790 annually – Police Department (Chief Bisa French 510-621-1802).	
<b>AB.11</b>	<b>Public Works</b>	
<b>AB.11.a</b>	<b>Abatement Report from the Public Works Director</b>	1584
	Receive a written abatement report from the public works director - Public Works Department (Daniel Chavarria 510-620-5478).	
<b>AB.11.b</b>	<b>Accept and appropriate CTC State Transportation Improvement Program (STIP) fund and award Right-of-Way Acquisition and Appraisal Professional Services contract for the Interstate 80 (I-80)/Central Avenue Interchange Improvements Phase II Project STPL-5137</b>	1599
	ADOPT a resolution to (1) ACCEPT and APPROPRIATE the California Transportation Commission (CTC) State Transportation Improvement Program (STIP) Fund of \$4,500,000 for Interstate 80 (I-80)/Central Avenue Interchange Improvements Phase II Project STPL-5137 for the right of way phase; and (2) AUTHORIZE the city manager or their designee to execute a contract with Monument ROW Services in an amount not to exceed \$601,050.49, which includes a contract amount of \$500,875.41 plus twenty-percent contingency in the amount up to \$100,175.08, from December 19, 2023, through June 30, 2026, for right of way acquisition and appraisal services for the Interstate 80 (I-80)/Central Avenue Interchange Improvements Phase II Project STPL-5137(50) – Public Works Department (Daniel Chavarria/Ken Cheng 510-621-1612).	
<b>AB.11.c</b>	<b>Award Engineering and Design Professional Services Contract for Harbour &amp; Wright Section 130 Rail Crossing Federal Project No. STPLR-7500(0282)</b>	1746
	ADOPT a resolution authorizing the execution of an engineering and design professional services contract with CSW ST2 for the Harbour & Wright Section 130 Rail Crossing Federal Project No. STPLR-7500(0282), in an amount not to exceed \$255,056; and AUTHORIZE the director of public works to approve change orders, if necessary, and a contingency amount of up to \$20,944 - Public Works Department (Daniel Chavarria 510-620-5478/ Ken Cheng 510-621-1612)	

**AB.11.d Resolution to approve the Sole Source contract for CSW|ST2 for the Richmond Art and Lighting Project** 1936

APPROVE a sole-source contract with CSW|ST2 to provide professional design services to implement the scope of work described in the Clean California Enhancement Proposal for the Richmond Art and Light Project, in an amount of \$485,526, for a term from November 1, 2023 to December 31, 2025 – Public Works Department (Daniel Chavarria 510-620-6639/Josel Munoz 510-620-6671/ Jene Levine-Snipes 510-307-8132).

**AC. STATE OF THE CITY**

**AC.1 State of the City Address by Mayor Eduardo Martinez** 2008

RECEIVE the Annual State of the City Address from Mayor Eduardo Martinez – Mayor Eduardo Martinez (510-620-6503).

**AD. NEW BUSINESS**

**AD.1 Presentation on AB-617 guided Community Emission Reduction Plan** 2010

RECEIVE a presentation from the Community Emission Reduction Plan (CERP) steering committee (guided by AB-617) to explain the oversight and new rules pertaining to Bay Area Air Quality Management District (BAAQMD) - Mayor's Office (Mayor Eduardo Martinez 510-620-6503)

**AD.2 Ordinance Creating New Business Activity Classification, Class P – Wholesale, and the corresponding rates.** 2031

INTRODUCE an ordinance (first reading) amending Chapter 7.04.103 of the Richmond Municipal Code by creating a new Business Activity Classification, Class P – Wholesale, and the corresponding rates – City Attorney's Office (Dave Aleshire 510-620-6509; Finance Department (Nickie Mastay/Andrea Miller/Mubeen Qader/Antonio Banuelos 510-620-6741).

**AD.3 Amendments to Richmond Municipal Code Chapter 6.48 Gas Shut-Off Devices** 2042

INTRODUCE an ordinance (first reading) amending Richmond Municipal Code Chapter 6.48 adding a point-of-sale trigger to add a gas shut off device, in addition to the current construction trigger – Community Development Department (Lina Velasco/Chris Castanchoa 510-620-6764).

**AE. ADJOURNMENT**