

**RICHMOND, CALIFORNIA, June 25, 2024**

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 4:33 p.m. by Mayor Eduardo Martinez.

City Clerk Pamela Christian announced that, in accordance with the "Just Cause" provision outlined in Assembly Bill 2449 regarding remote participation in legislative body meetings, Councilmember Bana requested to attend the meeting remotely due to a medical procedure.

**Motion by** Mayor Eduardo Martinez

**Seconded by** Councilmember Gayle McLaughlin

To approve Councilmember Bana to attend the meeting remotely.

Ayes (5): Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Absent (2): Councilmember Soheila Bana, and Councilmember Melvin Willis.

Passed (5 to 0)

**B. ROLL CALL**

**Present:** Councilmembers Soheila Bana (via Zoom), Gayle McLaughlin, Doria Robinson, Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

**Absent:** Councilmember Melvin Willis arrived after adjourning to Closed Session.

**C. CLOSED SESSION**

**C.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

- Title: City Attorney

**C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

- Tokoi v. City of Richmond
- Hanlees Hilltop Buick et al. v. City of Richmond
- Surplus Property Authority of the City of Richmond v. Riggers Loft Wine Company et al.

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

- Property: 1689 Regatta Boulevard  
Agency Negotiators: Nannette Beacham, Anne Lanphar  
Negotiating Parties: DiCon Fiberoptics, Inc.  
Under negotiation: Price and terms of payment

**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

**C.5 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.6 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (initiation of litigation pursuant to paragraph (4) of Subdivision (d) of Government Code Section 54956.9)**

- Two Cases

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

None.

**E. ADJOURN TO CLOSED SESSION**

The Open Session adjourned to Closed Session at 4:36 p.m. Closed Session adjourned at 6:31 p.m.

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

The Regular Meeting of the Richmond City Council was called to order at 6:34 p.m. by Mayor Martinez.

**G. PLEDGE OF ALLEGIANCE**

Mayor Martinez led the Pledge of Allegiance to the Flag.

**H. ROLL CALL**

**Present:** Councilmembers Soheila Bana (in person), Gayle McLaughlin, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez. **Absent:** None.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. AGENDA REVIEW**

Item P.8.b (*Community Police Review Commission Appointment*) was removed from the Consent Calendar for discussion and moved up to be heard right after Open Forum.

A correction was made to Item P.4.c (*Contract with Mithun to Prepare the City's Sea Level Rise Adaptation and Resiliency Plan*). *The following revisions were made on pages 4 and 6 of the staff report:*

Task 2: Community Engagement will need to be revised to include a subcontract with a **community engagement organization** ~~the Watershed Project~~ to provide additional public outreach. **The City of Richmond will issue an RFP for selection of the community engagement subcontractor to include a scope of work consisting of;**~~The Watershed Project's involvement could consist of~~ additional public and stakeholder meetings, community consultation in developing a workforce development plan, multilingual outreach materials, and supplemental outreach efforts to ensure proactive and equitable community involvement is a priority in developing the Sea Level Rise Adaptation and Resiliency Plan.

Task 2: **Community engagement** ~~Watershed Project~~ subcontract and design team coordination for community engagement

The Clerk announced that there was a revision made to Item Q.3 (*Sidewalk Vendor Ordinance*) that would be detailed during the item presentation.

Item Q.3 (*Sidewalk Vendor Ordinance*) was moved up to be heard as the first item under Public Hearings before Items Q.1 and Q.2.

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

**C.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

- Title: City Attorney

*Discussed. No reportable action was taken.*

**C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

- Tokoi v. City of Richmond
- Hanlees Hilltop Buick et al. v. City of Richmond
- Surplus Property Authority of the City of Richmond v. Riggers Loft Wine Company et al.

*Direction was given to the negotiator for Tokoi v. City of Richmond. Hanlees Hilltop Buick et al. v. City of Richmond was not discussed. Status report was given, and no reportable action taken for Surplus Property Authority of the City of Richmond v. Riggers Loft Wine Company et al.*

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

- Property: 1689 Regatta Boulevard  
Agency Negotiators: Nannette Beacham, Anne Lanphar  
Negotiating Parties: DiCon Fiberoptics, Inc.  
Under negotiation: Price and terms of payment

*Discussed. Direction was given.*

**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

*Not discussed.*

**C.5 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

*Discussed. A subcommittee was appointed to work with Council on the matter.*

**C.6 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (initiation of litigation pursuant to paragraph (4) of Subdivision (d) of Government Code Section 54956.9)**

- Two Cases

*Not discussed.*

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

City Manager Shasa Curl presented a PowerPoint that highlighted the following: Richmond Moves ribbon cutting ceremony held on June 20, 2024, at the Civic Center Plaza; Juneteenth Parade and Festival held on June 22, 2024, at Nicholl Park; Contra Costa Housing Authority waitlist open through June 27, 2024; Fireworks scheduled for July 3, 2024, at Marina Bay Park; Ride Today Survey open to Richmond residents online at: <https://docs.google.com/forms/d/e/1FAIpQLScGTfLt1zMUR7FsBgLdQ6yDNkLfN8Cff-2YZeXhOG8T5ivmQ/viewform>

**M. 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)**

Councilmember Bana presented members of community-based organizations with certificates of recognition for their work against gun violence.

Councilmember Zepeda invited the community to the Point Richmond Music 25th anniversary event scheduled for June 28, 2024, and announced that the event would be held every last Friday of the month during the summer.

Councilmember Robinson reported on the Black Historical Legacy project organized by some neighborhood councils with the goal of establishing a black history museum in Richmond. Councilmember Robinson invited the community to the following events: Juneteenth flag raising ceremony scheduled for June 27, 2024, at the Civic Center Plaza; and beautification volunteer day at the Wellness Trail on Marina Way scheduled for June 29, 2024.

**N. COMMENDATIONS, PRESENTATIONS, AND PROCLAMATIONS**

**N.1 Proclamation from East Bay Municipal Utility District (EBMUD) to the City of Richmond Parks and Landscaping Division**

RECEIVE a proclamation from the East Bay Municipal Utility District (EBMUD) recognizing the successful collaboration between the City of Richmond Parks and Landscaping Division and the University of California Gardeners of Contra Costa County that restored and maintains the garden at the Richmond Civic Center Plaza - Councilmember Doria Robinson (510-620-6568).

East Bay Municipal Utility District Community Affairs Representative Y'Anad Burrell introduced the item and presented the proclamation to UC Master Gardener Program Volunteer Coordinator Dawn Kooyumjian and Parks & Landscaping Superintendent Greg Hardesty. Cordell Hindler gave comments in person.

**O. 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)**

The following individuals gave comments in person:

Cordell Hindler expressed concerns regarding safety along 23rd Street. Mr. Hindler gave comments regarding beautification efforts around the City and revenue enhancement ideas.

Rigoberto Morales expressed concerns regarding his housing stability due to the pending demolition of his current shelter.

Loren Matthis shared how she was personally affected by gun violence. Ms. Matthis recognized the Keyz 2 the Future program's efforts to help children in the community that may have been affected by gun violence.

Keycha Gallon gave comments expressing the need for increased funding to create more programs aimed at helping youth affected by gun violence.

Randy Joseph gave comments regarding gun violence and intervention through youth programs. Mr. Joseph gave comments on the increase in youth experiencing homelessness.

Robert Linhart gave comments regarding his struggles as a landlord working with the City to provide housing for the unhoused.

Mark Wassberg gave comments regarding recent shootings and homicides in the City.

Bendrick Foster gave comments regarding his ongoing efforts to combat gun violence in the City. Mr. Foster urged the Council to assist in funding programs that offer youth guidance in areas such as career preparation.

Dewanda Joseph gave comments regarding recent gun violence incidents in the City. Ms. Joseph urged the Council to collaborate with local organizations on a treatment plan to promote mental and emotional wellness in the community. Ms. Joseph gave comments regarding the need for beautification throughout the City.

Caitlin Powell, Shawn Saadipourg, and Francisco Lopez-Linares expressed concerns regarding potential negative impacts of the proposed Oil Refining Business License Tax.

Dante Gaines suggested that Council bring back the Team Center and allocate funds towards mental health resources for youth.

John Holman gave comments regarding his work mentoring youth interested in becoming barbers.

Patrick Scott urged the Council to support the community by funding more youth programs and activities.

Kimberly Graves expressed concern regarding the sort of speech allowed during public comment. Ms. Graves gave comments regarding the negative impacts housing laws have on mom-and-pop landlords.

Jamin Pursell thanked City staff for putting together the recent Juneteenth events. Mr. Pursell suggested that Council seek initiatives to fund more community events.

Fahim Reese gave comments regarding the importance of supporting the youth and financial literacy.

The following individuals gave comments via teleconference:

Karen Duran gave comments regarding the importance of investing in child/family services and more community events. Ms. Duran gave comments in support of adding the Oil Refining Business License Tax initiative on the upcoming election ballot.

## **P. 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.)**

**Motion by** Vice Mayor Claudia Jimenez  
**Seconded by** Councilmember Melvin Willis

To approve all items on the consent calendar excluding item Item P.8.b (Community Police Review Commission Appointment).

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Passed (7 to 0)

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

#### **P.1.a Resolution Amending Richmond's Conflict of Interest Code**

ADOPT a resolution amending the City of Richmond's Conflict of Interest Code to ensure that all City positions required to file Statements of Economic Interest are properly identified – City Attorney's Office (Dave Aleshire 510-620-6509).

#### **Adopted Resolution No. 66-24**

#### **P.1.b First Amendment to the Legal Services Agreement with the Law Office of Todd Simonson**

APPROVE a first amendment to the legal services agreement with the Law Office of Todd Simonson for \$140,500, for a total amount not to exceed amount of \$150,000 and with a term ending June 30, 2025 – City Attorney's Office (Dave Aleshire 510-620-6509/Shannon Moore 510-620-6505/Sharrone Taylor 510-620-6803).

- P.1.c Legal Services Agreement with Burke, Williams & Sorensen, LLP, to provide legal services related to the Chevron Refinery Wet Gas Scrubber Project.

APPROVE a legal services agreement with Burke, Williams & Sorensen, LLP for \$500,000, to provide legal services related to California Environmental Quality Act (CEQA) and land use for the Chevron Refinery Wet Gas Scrubber Project, with a term initiating June 25, 2024, ending on June 30, 2026 – City Attorney’s Office (Shannon Moore 510-620-6505/Lina Velasco 510-620-6841).

- P.1.d Legal Service Agreement Amendments with Three Firms to Perform Confidential Personnel Investigations

APPROVE amendments to the legal services agreement with Kramer Workplace Investigations, Oppenheimer Investigations, and Ellis Investigations to extend the term to June 30, 2025, and increase the limit for an amount not-to-exceed \$100,000 for Kramer Workplace Investigations, contract amount not-to-exceed \$170,000 for Oppenheimer Investigations Group, and contract amount not-to-exceed \$200,000 for the Ellis Investigations to conduct confidential personnel investigations – City Attorney’s Office/Human Resources Department (Dave Aleshire/Shannon Moore/Nickie Mastay/Sharrone Taylor 510-620-6600).

## **P.2 City Council**

- P.2.a Request a presentation from the Fire Department on the Community Wildfire Protection Plan (CWPP).

REQUEST a presentation from the Fire Department on the Community Wildfire Protection Plan - Councilmember Soheila Bana (510-672-6503).

## **P.3 City Manager's Office**

- P.3.a Establishment of a Community Crisis Response Program Community Advisory Board and Proposed Bylaws

APPROVE the establishment of a Community Crisis Response Program Community Advisory Board, and the proposed bylaws drafted and recommended by the Reimagining Public Safety Community Task Force – Community Services Department (LaShonda White 510-620-6512/Sam Vaughn 510-620-5404).

- P.3.b FY 2024-2025 Richmond Environmental and Community Investment Agreement (ECIA) Community Grant Program Grant Awardee Recommendation

APPROVE a recommendation from the Environmental & Community Investment Agreement (ECIA) Grant Review Committee for Fiscal Year 2024-2025 grant awards to 16 organizations in an amount not to exceed \$491,733; ADOPT a resolution; and AUTHORIZE the city manager to negotiate and execute Grant Service Agreements with approved grantees – City Manager’s Office (Patrick Seals/Nicholas Delgado 510-620-6512).

**Adopted Resolution No. 67-24**

## **P.4 Community Development**

- P.4.a Contract with The Glen Price Group

APPROVE a contract with The Glen Price Group, in an amount not to exceed \$50,000, with a term beginning July 1, 2024, and expiring on

December 31, 2025, to conduct Place-Based Workforce Development Strategy and Implementation Plan for the City of Richmond under the Transformative Climate Communities implementation grant - Community Development Department/Community Services Department (Lina Velasco/Beatriz Guerrero Auna 510-620-5450/Tamara Walker 510-307-8006).

P.4.b Contract Amendment No. 2 with 4 Leaf, Inc.

APPROVE a contract amendment No. 2 with 4 Leaf, Inc. to increase the contract amount by \$1,000,000, for a total contract amount not to exceed \$1,750,000, through December 31, 2025, to provide on-call plan check and inspection services, including building and code enforcement-related inspections – Community Development Department (Lina Velasco 510-620-6841).

P.4.c Contract with Mithun to Prepare the City’s Sea Level Rise Adaptation and Resiliency Plan

AUTHORIZE the city manager to finalize the negotiation and execute a professional services contract with Mithun/Environmental Science Associates (ESA), not to exceed \$400,000, for the preparation of framework components for a Sea Level Rise Adaptation and Resiliency Plan for the Richmond shoreline - Community Development Department (Lina Velasco/Kristi Ellerbroek 510-620-6888).

**P.5 Economic Development**

P.5.a FY 2023-2024 & 2024-25 Neighborhood Public Art Mini Grant Awards

APPROVE a recommendation from the Richmond Arts and Culture Commission (RACC) for Fiscal Year (FY) 2024-25 to grant Neighborhood Public Art mini-grant awards to nine selected artists, for a total combined amount not to exceed \$65,000, for a term beginning as early as August 1, 2024, and ending June 30, 2025; and \$36,000 for FY 2023-2024 grantees; and AUTHORIZE the city manager or their designee to negotiate and execute agreements and amendments with approved grantees - Economic Development Department (Nannette Beacham 510-621-1306/Winifred Day 510-620-6952).

**P.6 Finance Department**

P.6.a Liens and Special Assessments for Unpaid Garbage Collection Service Fees

ADOPT a resolution authorizing placement of liens and special assessments for unpaid garbage collection service fees on Contra Costa County’s property tax records – Finance Department (Andrea Miller/Mubeen Qader 510-620-6740/Antonio Banuelos 510-620-6741).

**Adopted Resolution No. 68-24**

**P.7 Library and Community Services**

P.7.a Contract for Library Print Magazines and Newspapers Subscription Management Services

APPROVE a contract with EBSCO Information Services for a three-year term from July 1, 2024, to June 30, 2027, in an amount not to exceed \$48,000, to manage magazine and newspaper for subscription services for

the Richmond Public Library – Community Services Department (Kate Eppler 510-620-5452/Christopher Larsen 510-620-5524).

P.7.b Fiscal Year 2024-2025 North Richmond Mitigation Fee Expenditure Plan

APPROVE the Fiscal Year 2024-2025 North Richmond Waste and Recovery Mitigation Fee Expenditure Plan, identifying the activities authorized to be funded with Mitigation Fee revenue and respective funding allocations for the period of July 1, 2024, to June 30, 2025, as recommended by the North Richmond Waste and Recovery Mitigation Fee Joint Expenditure Planning Committee – Community Services Department (LaShonda White 510-620-6828/Lori Reese-Brown 510-620-6869).

**P.8 Mayor's Office**

P.8.a Richmond-Shimada Friendship Commission Reappointment

REAPPOINT Jamie Brown to the Richmond Shimada Friendship Commission, term expires December 31, 2026 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503.)

P.8.b Community Police Review Commission Appointment

APPOINT Marisol Cantu to the Community Police Review Commission to an unexpired term that expires November 1, 2026 - Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

Chief of Staff of the Mayor's Office Shiva Mishek introduced the item and provided details highlighting the following: Community Police Review Commission duties and requirements; board and commission appointment process; proposed appointee's qualifications; and reasons why the mayor's office selected the proposed appointee. Randy Joseph, Andrew Melendez, Oscar Garcia, Alfredo Angulo, Ben Therriault, and Jamin Pursell gave comments in person. Miguel, Emily Ross, Raymond Wendell, Halimah Houston, Helen Haggerson, Marisol Cantu, Karen Duran, Lydia Perdomo, and Jordana Bitar gave comments via teleconference. Discussion ensued. Mayor Martinez made a motion calling the question to end the discussion and vote on the matter and Councilmember McLaughlin seconded the motion. Councilmember Willis made a substitute motion to approve the appointment and Councilmember McLaughlin seconded the motion. Mayor Martinez withdrew his motion.

**Motion by Councilmember Melvin Willis**

**Seconded by Councilmember Gayle McLaughlin**

To appoint Marisol Cantu to the Community Police Review Commission to an unexpired term that expires November 1, 2026.

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez

Passed (7 to 0)

P.8.c Historic Preservation Commission Appointment

REAPPOINT Michael Hibma to the Historic Preservation Commission, term expires July 31, 2028 - Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

**P.9 Police Department**

- P.9.a Resolution Authorizing a Sole-Source Procurement Process for Selected Specialized Police Department Services.

ADOPT a resolution authorizing the city manager to execute reoccurring contracts for Fiscal Years 2024-2025 and 2025-2026 with Contra Costa County and the State of California at an aggregate annual amount of \$1,172,500. Services contracted with Contra Costa County include the following: California Law Enforcement Telecommunications System (CLETS) - \$11,000; California Identification Division (CAL ID) - \$250,000; Automated Regional Information Exchange System (ARIES) - \$50,000; All County Criminal Justice Information System (ACCCJIN) - \$25,000; Martinez Detention Facility intake fees - \$50,000; alcohol/toxic drug and crime scene evidence analysis - \$375,000; Sexual Assault Response Team (SART) examinations- \$40,000; annual jail inspection and audit - \$1,000; Coroner & Gunshot Residue (GSR) examination and analysis - \$10,000; out of state inmate extradition - \$4,000; Law Enforcement Training Center - \$100,000; Department of Information Technology - \$40,000; East Bay Regional Communication System Authority (EBRCS) - \$200,000. The State of California contracted services including Live Scan fingerprinting - \$16,500 – Police Department (Chief Bisa French 510-621-1802).

**Adopted Resolution No. 69-24**

**P.10 Public Works**

- P.10.a Abatement Report from the Public Works Director

RECEIVE a written abatement report from the Public Works Director - Public Works Department (Daniel Chavarria 510-620-5478).

- P.10.b Additional Grant Funds from the California Natural Resources Agency (CNRA) for the Rheem Creek Flood Risk Reduction Project; Amend UST Testing Services, Inc.’s Construction Contract; Amend American Rivers Inc.’s Project/Grant

ADOPT a resolution to ACCEPT and APPROPRIATE additional grant funds in the amount of \$631,400 from California Natural Resources Agency (CNRA) for the Rheem Creek Flood Risk Reduction Project for a total grant award of \$2,230,244; and APPROVE an amendment to UST Testing Services, Inc. contract in the amount of \$179,481, for an amended total contract amount not to exceed \$1,535,990, and AUTHORIZE the Director of Public Works to approve additional change orders up to \$18,000, if necessary; and APPROVE an amendment to American Rivers’ contract in the amount of \$148,200, for an amended total contract amount not to exceed \$448,700 – Public Works Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477).

**Adopted Resolution No. 70-24**

- P.10.c Hilltop Landscape District Office Trailer and Yard Lease

APPROVE a seventh lease amendment with North Richmond Properties, Inc., in an amount not to exceed \$33,726.48, for a month-to-month for a one-year term, for the rental of two office trailers and space to store containers and landscaping equipment – Public Works Department (Daniel Chavarria 510-620-5478/Greg Hardesty 510-620-6920).

- P.10.d Approval to Accept and Award Boorman Park Project Bids and Authorize Change Orders Due to Project Grant Deadlines and Council Recess

ADOPT a resolution granting the city manager the authority to accept bids and award contracts for the Boorman Park Remediation and Revitalization Projects; and AUTHORIZE the Director of Public Works to approve change orders up to 10 percent of the construction costs, provided the award and change orders remain within the Council-approved budget for Fiscal Year 2024-2025 – Public Works Department (Daniel Chavarria/Robert Armijo/Josef Munoz 510-620-5478).

**Adopted Resolution No. 71-24**

- P.10.e Contract with Security Signal Devices Inc. for Intrusion and Fire Alarm System Monitoring

APPROVE an after-the-fact contract with Security Signal Devices Inc. to pay for services provided for intrusion and fire alarm system monitoring for City buildings in amount not-to-exceed \$16,314.70, for the term November 16, 2022, through October 1, 2023, funded by budgeted Fiscal Year 2023-2024 professional services - Public Works Department (Daniel Chavarria 510-620-5478/Carl Capistrano 510-620-6896).

- P.10.f Sodium Bisulfite Facility and Chlorine Building Upgrade Project Completion and Financial Close-Out

ADOPT a resolution to increase the contract for the Sodium Bisulfite (SBS) Project in the amount of \$666,419 for a total amount not to exceed \$7,096,210; and ACCEPT the Sodium Bisulfite (SBS) Facility and Chlorine Building upgrade project as complete – Public Works Department (Daniel Chavarria 510-620-5478 / Robert Armijo 510-620-5477).

**Adopted Resolution No. 72-24**

- P.10.g Emergency Justification for the Replacement of the Dornan Drive Force Main Sanitary Sewer Line

ADOPT a resolution for the Emergency Justification authorizing Veolia Water to manage (on behalf of the City of Richmond) subcontracts with W.R. Forde Construction for \$2,726,808, Questa Engineers for \$20,970, and a contingency of \$642,721, to replace the Dornan Drive Force Main Sanitary Sewer Line in an amount which will not exceed \$3,390,500 - Public Works Department (Robert Armijo 510-620-5477/ Mary Phelps 510-621-1269)

**Adopted Resolution No. 73-24**

- P.10.h Approve a three-year contract with East Bay Paint Center to provide paint, stains, equipment, etc., for the City of Richmond facilities.

ADOPT a resolution to award a contract with East Bay Paint Center for the paints, stains, thinners, and painting supplies for the use, care and maintenance of City of Richmond Facilities for a period of three years for total contract amount not to exceed \$150,000 per year, for a total not to exceed amount of \$450,000 with two, one-year options to renew for \$100,000 per year with approval from the Director of Public Works - Public Works Department (Daniel Chavarria 510-620-5478/Carl Capistrano 510-620-6896).

**Adopted Resolution No. 74-24**

## **Q. PUBLIC HEARINGS**

### **Q.1 Approval of 2024-2025 Hilltop Landscape Maintenance District Annual Assessments**

HOLD a public hearing and ADOPT a resolution approving the Engineer's Report and ordering the levy and collection of assessments in the Hilltop Landscape Maintenance District for the Fiscal Year 2024-2025, providing for a three percent increase in annual assessments – Public Works Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477).

Director of Public Works Daniel Chavarria introduced the item. President of SCI Consulting Group John Bliss presented a PowerPoint highlighting the following: public hearing objective; fiscal impact; zone map rates; proposed action; and next steps. Discussion ensued.

Council requested monthly reports of the Hilltop Landscape Maintenance District budget and the removal of the Hilltop District Neighborhood Council's name as the advisory group from the next report.

Mayor Martinez opened the public hearing. Cordell Hindler gave comments in person. April Roy gave comments via teleconference. Mayor Martinez closed the public hearing.

**Motion by** Councilmember Cesar Zepeda

**Seconded by** Councilmember Melvin Willis

To adopt a resolution approving the Engineer's Report and ordering the levy and collection of assessments in the Hilltop Landscape Maintenance District for the Fiscal Year 2024-2025, providing for a three percent increase in annual assessments.

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez

Passed (7 to 0)

**Adopted Resolution No. 75-24**

### **Q.2 Approval of FY 2024-2025 Marina Bay Landscape and Lighting Maintenance District Assessments and Engineer's Report**

HOLD a public hearing and ADOPT a resolution approving the Engineer's Report for the Marina Bay Landscaping and Lighting Maintenance District for Fiscal Year 2024-2025, providing for a three percent increase in annual assessments – Public Works Department (Daniel Chavarria 620-5478/Robert Armijo 620-6920).

Director of Public Works Daniel Chavarria introduced the item. Principal Consultant of Willdan Financial Tony Thrasher presented a PowerPoint highlighting the following: boundary map; Fiscal Year 24-25 rates; and proposed budget. Discussion ensued.

Mayor Martinez opened the public hearing. Cordell Hindler gave comments in person. Mayor Martinez closed the public hearing.

Council requested to also include the Marina Bay Landscaping and Lighting Maintenance District with monthly reports as requested for item Q.1.

**Motion by** Councilmember Melvin Willis

**Seconded by** Councilmember Gayle McLaughlin

To adopt a resolution approving the Engineer's Report for the Marina Bay Landscaping and Lighting Maintenance District for Fiscal Year 2024-2025, providing for a three percent increase in annual assessments.

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez

Passed (7 to 0)

**Adopted Resolution No. 76-24**

### **Q.3 Sidewalk Vendor Ordinance**

HOLD a public hearing to INTRODUCE an ordinance (first reading) adding new Chapter 7.42 Sidewalk Vending regulations in the Richmond Municipal Code consistent with state law and AUTHORIZE the city manager or her designee to execute any agreements necessary to establish and implement a Mobile Vendor Plaza Program aimed at creating opportunities for sidewalk vendors and other interested parties to continue their businesses in a regulated and licensed manner. The Ordinance is not a project under the California Environmental Quality Act (CEQA), in that it maintains the existing physical environment and prevents changes in the environment (CEQA Guidelines Section 15378(a)). It is also exempt under Guidelines Sections 15060(c)(2) and Section 15061(b)(3) - Community Development Department/Public Works Department (Lina Velasco 510-620-6841/Daniel Chavarria 510-620-5478).

Vice Mayor Jimenez introduced the item. Director of Community Development Lina Velasco presented a PowerPoint highlighting the following: background; SB 946 - California Government Code sections 51036-51039; SB 946 Dos and Don'ts; time, place, and manner restrictions; summary of ordinance; summary of key regulations; revision to 7.42.020 (b); mobile vendor plaza program; Lot 1 (Marina and Macdonald); Lot 2 (16th and Macdonald); Lot 3 (Nevin/13th street); and next steps.

The public hearing was opened by Mayor Martinez.

Cordell Hindler, Mark Wassberg, Tom Cloman, Gloria Vicente, Oscar Garcia, Silvia Vicente, Luz Dary Leon Oquendo, Andrew Melendez, Jamin Pursell, and Alfredo Angulo gave comments in person. Tania Pulido gave comments via teleconference.

Mayor Martinez closed the public hearing.

Discussion ensued. Council suggested the following: creating a map to indicate where sidewalk vending will be permitted; utilizing vacant lots around the City as designated locations for vendors to operate; clarification in the ordinance around allowed hours of operation in areas other than residential or school zones; more details in the ordinance regarding rules for vending from vehicles; prohibiting the use of grills on sidewalks; and creating informational pamphlets that include vendor's rights and places to report violations in both English and Spanish. A motion was made by Mayor Martinez and seconded by Councilmember Willis to move the item. City Manager Shasa Curl stated staff would come back to Council with proposed revisions to the ordinance at a later date.

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

To introduce the first reading of an ordinance adding new Chapter 7.42 Sidewalk Vending regulations in the Richmond Municipal Code consistent with state law and authorize the city manager or her designee to execute any agreements necessary to establish and implement a Mobile Vendor Plaza Program aimed at creating opportunities for sidewalk vendors and other interested parties to continue their businesses in a regulated and licensed manner.

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez

Passed (7 to 0)

## **R. STUDY AND ACTION SESSION**

### **R.1 Final Written Report of the Raftelis Workforce Analysis and PowerPoint Presentation**

RECEIVE the final written report from Raftelis Financial Consultants regarding their workforce analysis – City Manager’s Office/Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602). **This item was continued from the May 28, 2024, and June 4, 2024, meetings.**

Deputy City Manager Nickie Mastay introduced the item. Deputy City Manager Nickie Mastay and Raftelis Senior Manager Rebekka Hosken presented a PowerPoint highlighting the following: state audit recommendations; overview of workforce analysis; project scope; project timeline; Raftelis' analysis; proposed report outline; citywide staffing overview; city context (staffing and revenue 2005-present); vacancies; overtime; workload vs. work planning; workload drivers; work planning; priority setting; core service level matrix; core service levels matrix results; report outcomes; response to the state auditor; summary of recommended new positions; looking ahead; reallocate existing resources; and grow revenues.

Cordell Hindler and Ben Therriault gave comments in person.

### **R.2 Presentation on proposed November 2024 \$20B Affordable Housing Bond**

RECEIVE a presentation from the Bay Area Housing Finance Authority and the Contra Costa County Department of Conservation and Development on the proposed November 2024 \$20 billion Affordable Housing Bond - Councilmembers Soheila Bana (510-620-6743) and Gayle McLaughlin (510-620-6636).

**Continued to the September 24, 2024, meeting.**

### **R.3 Richmond Arts Initiative, Arts District Consultant RFP Search Summary of Recommendations**

RECEIVE a 10-minute presentation from both consulting services applicants from the Request for Qualifications (RFQ) and Request for Proposals (RFP) to establish an Arts District; and APPROVE a contract with Independent Arts and Media as Fiscal Agent for Richmond Renaissance or Ceres Policy Research to develop a Strategic Plan for a sustainable Art District, in an amount not to exceed \$50,000, with a term ending December 31, 2024 - Economic Development Department (Winifred Day 510-620-6952).

Arts and Culture Manager Winifred Day introduced the item.

*At 10:54 p.m. Councilmember Bana left the meeting.*

*(At 10:54 p.m. - a motion by Councilmember McLaughlin, seconded by Councilmember Willis, to extend the meeting to 11:30 p.m. passed by the following vote: Ayes: Councilmembers McLaughlin, Robinson, Zepeda, Willis, Vice Mayor Jimenez, and Mayor Martinez. Noes: None. Absent: Councilmembers Bana. Abstain: None).*

*At 10:56 p.m. Mayor Martinez left the meeting. Vice Mayor Jimenez assumed the responsibility of chair.*

Ratha Lai and Kyndelle Johnson of Richmond Renaissance presented a PowerPoint that highlighted the following: who they are; years of combined experience; community organizations and interest; background and project summary; methodology and scope of services; phases of project; client inclusion points; master plan contents; and staffing/qualifications.

Ceres Policy Research, Director of Research Kerby Lynch presented a PowerPoint that highlighted the following: Richmond's art scene; proposal overview; qualifications of Ceres Policy; community led evaluation experience; methodological approach; value added services; project needs/methodology; budget; cost information and community engagement.

Jamin Pursell gave comments in person. Barbara Goldstein, Amanda Eichler, and Jenny Balisle gave comments via teleconference.

*(At 11:26 p.m. - a motion by Councilmember McLaughlin, seconded by Councilmember Willis, to suspend the rules and extend the meeting to finish items R.3 (Richmond Arts Initiative, Arts District Consultant RFP Search Summary of Recommendations) and R.4 (Presentation of the Economic Development Commission's Vision for Taste of Richmond 2024) passed by the following vote: Ayes: Councilmembers McLaughlin, Robinson, Willis, Zepeda, and Vice Mayor Jimenez. Noes: None. Absent: Councilmembers Bana and Mayor Martinez. Abstain: None).*

Discussion ensued.

**Motion by Vice Mayor Claudia Jimenez**

**Seconded by Councilmember Gayle McLaughlin**

To have the two applicants come back to Council, on the first meeting in September, with a refined proposal that was in alignment with the direction of establishing an art corridor along Macdonald Avenue and 23rd Street in the areas specified in Slide 9 of a presentation dated October 2023, (link to the slide: <https://www.ci.richmond.ca.us/DocumentCenter/View/70341/62524-CC-MEETING-MINUTES-ATTACHMENT-RER3>); more specificity around the questions Councilmember Robinson made during the discussion (Councilmember Robinson's questions: Does your plan include an assessment of the built environment along the proposed corridors? What are the assets and what is the potential? What kinds of physical assets exist that can be invested in to be improved or repurposed? Other than surveys, focus groups and listening sessions, how will that information be gathered and incorporated into the proposed plan?) regarding the built environment and also more specificity around outreach in the defined area which includes the nearby neighborhood councils, business owners, organizations, and the Richmond Neighborhood Coordinating Council; and direct staff to return with a detailed draft budget indicating how remaining American Rescue Plan Act funds for art not allocated toward the Request For Proposal are going to be used.

Ayes (5): Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, and Vice Mayor Claudia Jimenez

Absent (2): Councilmember Soheila Bana, and Mayor Eduardo Martinez

Passed (5 to 0)

**R.4 Presentation of the Economic Development Commission’s Vision for Taste of Richmond 2024**

RECEIVE a presentation from the Economic Development Commission on the new direction and vision for the 2024 Taste of Richmond; and request an appropriation in the amount of \$10,000 to help support the 2024 Taste of Richmond event – Councilmember Cesar Zepeda (510-620-6593).

Economic Development Commissioner Christina Kenney introduced the item and presented a PowerPoint that highlighted the following: key question regarding Taste of Richmond; cost vs. benefit analysis; Taste of Richmond: restaurant week; restaurant buy-in; collaboration; internships; Richmond Chamber of Commerce Best of Richmond; and next steps. Discussion ensued.

**Motion by** Councilmember Melvin Willis

**Seconded by** Councilmember Doria Robinson

To appropriate \$10,000 from the general fund to help support the 2024 Taste of Richmond event.

Ayes (5): Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, and Vice Mayor Claudia Jimenez

Absent (2): Councilmember Soheila Bana, and Mayor Eduardo Martinez

Passed (5 to 0)

**S. ADJOURNMENT**

There being no further business, the meeting adjourned at 12:38 a.m. in memory of Flora Evans, to meet again on July 2, 2024.

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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 Session prior to Closed Session  
**Date:** Friday, June 21, 2024 3:58:04 PM

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Hello Mayor Martinez, Council Members and Staff,

I am Submitting the Following Comments in Related to the Closed Session

Dave Aleshire has done a wonderful job as the city attorney

he has always provide updates to the city council on a monthly basis

Sincerely  
Cordell

**From:** [Bruce Beyaert](#)  
**To:** [Soheila Bana](#); [Claudia Jimenez](#); [Eduardo Martinez](#); [Gayle McLaughlin](#); [Doria Robinson](#); [Melvin Willis](#); [Cesar Zepeda](#); [City Clerk Dept User](#)  
**Cc:** [Lina Velasco](#); [Kristi Ellerbroek](#); [Bruce Brubaker](#)  
**Subject:** Public Comment: Agenda Item P.4.c Contract with Mithun to Prepare the City's Sea Level Rise Adaptation and Resiliency Plan  
**Date:** Monday, June 24, 2024 7:24:20 AM

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Mayor Martinez and City Councilors,

The Bay Trail is on the front line of sea level rise. Therefore, TRAC, the Trails for Richmond Action Committee, supports contracting with the Mithun + ESA team to prepare a Sea Level Rise Adaptation and Resiliency Plan for the City of Richmond as described in the agenda report for the June 25 City Council meeting.

The excellent [North Richmond Shoreline Collaborative Shoreline Adaptation Plan](#) prepared by this team illustrates how the Bay Trail experience can be enhanced through good planning for sea level rise to create an attractive, wide multi-use trail on top of meandering living levee.

Bruce

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Bruce Beyaert, TRAC Chair  
baytrailtrac@gmail.com  
tel. 510-235-2835  
<http://www.pointrichmond.com/baytrail/>  
<http://www.ci.richmond.ca.us/109/TRAC>

**From:** [Shasa Curl](#)  
**To:** [John Gioia](#); [Pamela Christian](#); [Lina Velasco](#); [Shannon Moore](#)  
**Cc:** [City Clerk Dept](#)  
**Subject:** RE: Sidewalk Vendor Ordinance/Mobile Vendor Plaza Program  
**Date:** Tuesday, June 25, 2024 4:45:36 PM

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**From:** John Gioia <John.Gioia@bos.cccounty.us>  
**Sent:** Tuesday, June 25, 2024 4:11 PM  
**To:** Doria Robinson <Doria\_Robinson@ci.richmond.ca.us>; Doria Robinson <doria@urbantilth.org>; Gayle McLaughlin <Gayle\_McLaughlin@ci.richmond.ca.us>; Soheila Bana <Soheila\_Bana@ci.richmond.ca.us>; Soheila Bana <soheilabana@gmail.com>; Melvin Willis <mrmelvinwillis@gmail.com>; Cesar Zepeda <Cesar\_Zepeda@ci.richmond.ca.us>; Cesar Zepeda <CesarZ13@hotmail.com>  
**Cc:** Tania Pulido <Tania.Pulido@bos.cccounty.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Eduardo Martinez <Eduardo\_Martinez@ci.richmond.ca.us>; Claudia Jimenez <Claudia\_Jimenez@ci.richmond.ca.us>; Shasa Curl <Shasa\_Curl@ci.richmond.ca.us>; Sonia Bustamante <Sonia.Bustamante@bos.cccounty.us>  
**Subject:** Sidewalk Vendor Ordinance/Mobile Vendor Plaza Program

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Here are my comments to the Council on tonight's sidewalk vendor ordinance/mobile vendor program. You can distribute to the Council.

Please note the one area where your ordinance language should be changed as requested by County Environmental Health.

Dear Richmond City Council:

Contra Costa County Environmental Health and my office have been working with the City of Richmond to provide assistance to the City's development of a Sidewalk Vendor Ordinance and a Mobile Vendor Plaza Program.

I appreciate and support the City's work to comply with new state law for sidewalk vendors and developing a reasonable program for supporting properly licensed mobile vendors in three specific locations.

Senate Bill 946 prevents cities from entirely prohibiting or criminalizing sidewalk vending and requires cities to adopt ordinances to lawfully regulate sidewalk vending under guidelines set by the state.

Your Sidewalk Vendor Ordinance is designed to comply with state law and requires properly

licensed street vendors to operate safely and in a healthy manner in specific areas only.

Your proposed Food Vendor Plaza Program is intended to get mobile vendors to comply with your new ordinance and prevent them from selling in prohibited areas. This addresses the concern of some residents and merchants who complained about street vendors at certain locations which may have been less appropriate for street vending.

County Environmental Health is committed to working with Richmond to proactively assist street vendors in becoming properly licensed under State and County health regulations.

One change needs to be made to your proposed ordinance in Section 7.42.020 (b) Enforcement, as follows: Delete the language referring to “relevant county health department officials.” County Health does not enforce the City’s ordinance requirements. Instead, the City can refer alleged violations of the California Health and Safety code to County Health for investigation or enforcement.

We look forward to working with the City to support this new effort designed to improve health and safety and support legally operating small businesses.

John Gioia

Contra Costa County Board of Supervisors

11780 San Pablo Ave., Suite D

El Cerrito, CA 94530

Website: <https://www.contracosta.ca.gov/5216/District-1-Supervisor-John-M-Gioia>

Facebook: [www.facebook.com/johngioia1958](http://www.facebook.com/johngioia1958)

Twitter: @supejohngioia

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

**From:** [Laura Mangels](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** public comments agenda item #R3  
**Date:** Monday, June 24, 2024 7:36:59 PM

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I have been involved in the community discussions led by Richmond Renaissance, and I fully support their vision and work. I have seen firsthand how they work closely with our community—which is also their community. With these folks at the helm, we keep this project local, with people who have real roots in our community. Truly local leaders are needed so that this vision can be carried out with utmost care and respect for our Richmond heritage and our richly diverse community. And it benefits us financially. Richmond resources spent on any phase of the Arts Corridor go back into the community and are not extracted from our city. Please support Richmond Renaissance for this exciting project.

**From:** [LynsonBeaulieu](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Comments on Tonight's Agenda Item R-3  
**Date:** Tuesday, June 25, 2024 6:10:17 PM

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Hi,

I tried to provide my comments through the agenda as indicated, but it would not accept them. I would appreciate it if you would include these comments as "Public Comments" on this agenda item.

As the Chair of the Richmond Arts and Culture Commission (Lynson M Beaulieu), I am requesting that the City Council approve the recommendation to award the contract to Ceres Policy Research for the work on the Arts District Initiative. After reviewing and scoring applications and conducting interviews, it was clear to the panel of reviewers that Ceres was the best option for the City. They are a professional consulting group with ties to universities and bay area city governments and have done work in many communities in the bay area and across the country. Throughout the RFP process, they have responded to the requirements as requested. We are confident that Ceres will provide us with the required services and a report of their activities and findings that will benefit the work of the City as we move to create one or more arts districts, the location(s) of which is/are to be determined through the work outlined in the RFP. With Ceres, the taxpayers dollars will be well spent.

Thanks much!

Best Regards,  
Lynson M Beaulieu  
Chair, Richmond Arts and Culture Commission and the Public Art Advisory Committee

Sent from [Mail](#) for Windows



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Sophie Van Ronselé](#)  
**To:** [City Clerk Dept User](#)  
**Subject:** Public comments agenda item #R3  
**Date:** Monday, June 24, 2024 8:09:07 PM

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Hello,

I have been involved in the community discussions led by **Richmond Renaissance**, and I fully support their vision and work!

I have seen firsthand how they work closely with our community—which is also their community. With these folks at the helm, we keep this project local, with people who have real roots in our community. Truly local leaders are needed so that this vision can be carried out with utmost care and respect for our Richmond heritage and our richly diverse community.

And it benefits us financially. Richmond resources spent on any phase of the Arts Corridor go back into the community and are not extracted from our city.

As an entrepreneur, I'd love for my business to be part of the Arts Corridors' hub for business and educational programs!

**Please support Richmond Renaissance for this exciting project.**

Best,

Sophie Van Ronselé  
(All Pronouns)  
[+1 415-216-3376](tel:+14152163376)