

RICHMOND, CALIFORNIA,

October 22, 2024, 4:30 p.m.
Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION

The Open Session was called to order by Vice Mayor Claudia Jimenez at 4:31 p.m.

B. ROLL CALL

Present: Councilmembers Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Mayor Claudia Jimenez. **Absent:** Councilmember Soheila Bana arrived after adjourning to Closed Session. Councilmember Doria Robinson and Mayor Eduardo Martinez were absent for the entire meeting.

C. CLOSED SESSION

C.1 LIABILITY CLAIMS (Government Code Section 54956.9)

- Claimant: Carmen Santana
- Claimant: Harbor Gate Partners, LP
- Claimant: Terminal One Development, LLC.

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 REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

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

C.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)

- Winehaven v. City of Richmond

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

Cordell Hindler gave comments regarding Item C.4

E. ADJOURN TO CLOSED SESSION

The city council adjourned to Closed Session at 4:34 p.m., Closed Session adjourned at 6:32 p.m.

F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY

The Special Meeting of the Richmond Housing Authority was called to order by Vice Chairperson Claudia Jimenez at 6:37 p.m.

G. PLEDGE OF ALLEGIANCE

Vice Chairperson Jimenez led the Pledge of Allegiance to the Flag.

H. ROLL CALL

Present: Commissioners Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Chair Claudia Jimenez, . **Absent:** Commissioner Doria Robinson and Chairperson Eduardo Martinez were absent the entire meeting.

I. STATEMENT OF CONFLICT OF INTEREST

None.

J. REPORT FROM THE EXECUTIVE DIRECTOR

Gabino Arredondo, Interim Housing Authority Executive Director, provided the report.

Link to view presentation: [INTERIM EXECUTIVE DIRECTOR REPORT](#)

K. AGENDA REVIEW

No changes.

L. HOUSING AUTHORITY CONSENT CALENDAR

On motion of Commissioner Melvin Willis, seconded by Tenant Commissioner Jaycine Scott, approved the Housing Authority Consent Calendar by the following vote: **Ayes:** Commissioners Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Chair Claudia Jimenez. **Noes:** None. **Abstentions:** None. **Absent:** Commissioner Doria Robinson and Chairperson Eduardo Martinez.

L.1 Richmond Housing Authority (RHA) Cost Allocation Plan Approval

ADOPT a resolution approving the Title 2 Code of Federal Regulations 200 Compliant Version Cost Allocation Plan to be implemented for Richmond Housing Authority (RHA) Budgeting (Fiscal Year 2024-2025) – Richmond Housing Authority/Finance Department (Gabino Arredondo 510-620-6606/Rita Martinez 510-621-1546).

Resolution No. 2200

L.2 Housing Authority Meeting Minutes

APPROVE the minutes of the June 18, 2024, Richmond Housing Authority/Richmond City Council joint special meeting and July 2, 2024, regular Richmond Housing Authority meeting - City Clerk's Office (Pamela Christian 510-620-6513).

M. HOUSING AUTHORITY PUBLIC HEARINGS

M.1 Richmond Housing Authority (RHA) Annual Plan

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 U.S. Department of Housing and Urban Development (HUD) - Richmond Housing Authority (Gabino Arredondo 510-620-6606).

Housing Authority Secretary Pamela Christian announced that it was time to hold a public hearing to approve the Richmond Housing Authority Annual Plan and Authorize submission of the proposed Annual Plan to the U.S. Department of Housing and Urban Development. Interim Housing Authority Executive Director Gabino Arredondo presented the annual plan. Link to view presentation: [RHA ANNUAL PLAN](#)

Following the staff presentation, Vice Chair Jimenez opened the public hearing. Cordell Hindler gave comments. Following the public comment, Vice Chair Jimenez closed the public hearing. There were no clarifying questions from the commissioners. On motion of Commissioner Melvin Willis, seconded by Commissioner Zepeda, adopted [Resolution No. 2201](#) approving the Richmond Housing Authority Annual Plan; and authorized submission of the proposed Annual Plan to the U.S. Department of Housing and Urban Development by the following vote: **Ayes:** Commissioners Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Chair Claudia Jimenez. **Noes:** None. **Abstentions:** None. **Absent:** Commissioner Doria Robinson and Chairperson Eduardo Martinez.

N. ADJOURNMENT

The special meeting of the Richmond Housing Authority adjourned by 6:49 p.m.

O. REGULAR MEETING OF THE RICHMOND CITY COUNCIL

The regular meeting of the Richmond City Council was called to order at 6:49 p.m. by Vice Mayor Claudia Jimenez.

P. ROLL CALL

Present: Councilmembers Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Mayor Claudia Jimenez. **Absent:** Councilmember Doria Robinson and Mayor Eduardo Martinez were absent for the entire meeting.

Q. STATEMENT OF CONFLICT OF INTEREST

Councilmember Willis reported a conflict of interest with Item V.2.a (Project Labor Agreement for Neighborhood-Scale Building Decarbonization Project). He will recuse himself from any discussion or vote on the item.

R. AGENDA REVIEW

Item V.2.b (Proclamation Recognizing Transgender Day of Remembrance 2024) was removed from the Consent Calendar to be heard directly following the Report from the City Manager; correction to the contract term date for Item V.4.a (Port Contract with Moffatt and Nichol for Facilities Assessment) the term date was corrected to 06/30/2025; change to the contract total amount for Item V.6.c (Resolution to approve a contract with 4Leaf Inc. for the Sidewalk Vendor Ordinance Enforcement) the contract total amount was changed from \$500,000 to \$150,000; and Item X.4 (Update on the Race Equity Action Plan) was moved to be heard directly following Item X.1 (Presentation on Contra Costa Mosquito and Vector Control).

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

C. CLOSED SESSION

C.1 LIABILITY CLAIMS (Government Code Section 54956.9)

- Claimant: Carmen Santana - **Item discussed and direction was given to the negotiators**
- Claimant: Harbor Gate Partners, LP - **Item discussed and direction was given to the negotiators**
- Claimant: Terminal One Development, LLC. - **Item not discussed and deferred to a future meeting**

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

No reportable action

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

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

Status of negotiations discussed and negotiators were directed to further negotiations

C.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)

- Winehaven v. City of Richmond

Discussion on status of litigation

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

City Manager Shasa Curl provided a report. Link to view: [CITY MANAGER'S REPORT](#)

U. 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)

Cordell Hindler urged the council not to place so many lengthy items on the same agenda, he also informed the council that its attendance at galas within the City of Richmond was very important.

Antwon Cloird gave comments regarding housing development within the City of Richmond for the unhoused and urged the council to contact him for a reliable and affordable green builder.

Eric Lerner, Blanca Retano, Zenaida Gomez, and Tim Frank gave comments in support of Item V.2.a. (Project Labor Agreement for the Clean Energy and Healthy Homes Project).

Mark Wassberg gave comments regarding Israel.

Anne Horton and Rosie Rendon gave comments regarding an incident with the Richmond Police Department when searching for a suspect in their neighborhood.

Jamin Pursell gave comments regarding the establishment of the Richmond Rainbow Pride.

Soheila Bana reported on her vacation to Japan; the unveiling of the Spring Street name change to Pedi Perez was scheduled for Saturday October 26, 2024, at 1:30 p.m., and the Richmond Gun Violence Reduction Initiative was partnering with Silence the Violence to create a safety stakeholder association - a Zoom meeting was scheduled for October 23, 2024, at 6 p.m. - contact soheila_bana@ci.richmond.ca.us for the link and information.

Jessi Taran gave comments regarding Proposition 36 and the housing needed for the unhoused.

Jenny Garcia gave comments regarding the importance of voting.

V. 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.)

On motion of Councilmember Gayle McLaughlin, seconded by Councilmember Cesar Zepeda approved all items on the Consent Calendar (excluding item V.2.b - Proclamation Recognizing Transgender Day of Remembrance 2024 - heard separately) by the following vote: **Ayes:** Councilmembers Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Mayor Claudia Jimenez. **Noes:** None. **Abstentions:** None. **Absent:** Councilmember Doria Robinson and Mayor Eduardo Martinez.

NOTE: Councilmember Melvin Willis recused himself on Item V.2.a (Project Labor Agreement for Neighborhood-Scale Building Decarbonization Project).

V.1 City Attorney's Office

V.1.a Legal Services Agreement with Oppenheimer Investigations Group

APPROVE a legal services agreement with Oppenheimer Investigations Group for a term of October 22, 2024, through September 30, 2027, for a total amount not to exceed \$300,000 – City Attorney's Office/Human Resources Department (Shannon Moore/Nickie Mastay/Sharrone Taylor 510-620-6600).

V.2 City Council

V.2.a Project Labor Agreement for Neighborhood-Scale Building Decarbonization Project

ADOPT a resolution to support entering into a Project Labor Agreement (PLA) for the Richmond Clean Energy and Healthy Homes project and

DIRECT staff to work with the Contra Costa Building Trades and Construction Council and other partners on this project to finalize such a PLA – Councilmembers Gayle McLaughlin (510-620-6636) and Doria Robinson (510-620-6568).

NOTE: Councilmember Melvin Willis recused himself from any discussion or vote on this item due to a conflict of interest.

Resolution No. 117-24

V.2.b Proclamation Recognizing Transgender Day of Remembrance 2024

PROCLAMATION recognizing Transgender Day of Remembrance 2024 that honors the memory of those whose lives were lost in acts of anti-transgender violence and to continue to invest in efforts to promote acceptance and to end violence towards transgender individuals – Councilmember Cesar Zepeda (510-620-6593).

The City Council presented the proclamation. Mark Wassberg gave comments in person. Bk Williams, Yenny Garcia, Jessi Taran, Nadine, and Jim Becker gave comments remotely.

V.2.c Return \$75,000 to Prologis to Disburse to Organization Supporting Unhoused

DIRECT staff to issue a refund of \$75,000 to Prologis to disburse directly to an organization of its choice for purposes of helping the unhoused with health and wellness needs – Councilmember Gayle McLaughlin (510-620-6636).

V.3 Community Development

V.3.a Richmond Industrial Safety Ordinance Amendments (RISO) Regarding Tank Terminals

ADOPT an ordinance (second reading) amending Chapter 6.43 of the Richmond Municipal Code to include specific requirements for tank terminals to afford additional public safety and protections against accidental releases from incidents - Community Development Department (Lina Velasco/Richard Diaz 510-620-6841).

Ordinance No. 10-24 N.S.

V.4 Economic Development

V.4.a Port Contract with Moffatt and Nichol for Facilities Assessment

ADOPT a resolution approving a budget amendment increasing the Port's budget from the Port Fund by \$134,000; and APPROVE a contract agreement with Moffatt and Nichol in the amount of \$284,000 for a comprehensive facilities assessment of the Point Potrero Marine Terminal wharfs, graving basins, and piers, for a term ending June 30, 2025 –

Economic Development Department (Charles Gerard 510-829-2253/Lizeht Zepeda 510-620-6653).

NOTE: The contract term date was corrected in the contract to end 6/30/2025.

Adopted [Resolution No. 118-24](#).

V.4.b Annual Arts Organization Allocation

APPROVE contracts with Nurturing Independence Through Artistic Development, Richmond Art Center, and East Bay Center for the Performing Arts, in the amount of \$150,000 per organization per year, beginning July 1, 2024, through June 30, 2027, with two optional one-year extensions at an additional \$150,000 per organization per extension year, to support collaborative arts and cultural programs in the City of Richmond, all subject to budget approval – Economic Development Department (Nannette Beacham 510-621-1306/Winifred Day 510-620-6952).

V.5 Fire Department

V.5.a Richmond fire boat “Victory” Repair Services and Maintenance

APPROVE a sole-source contract with Bay Marine Boatworks dba Svendsen’s Bay Marine in an amount not to exceed \$300,000, for a three-year term effective October 23, 2024, through October 22, 2027, with a two one-year extension option not to exceed an additional \$200,000, for the extended term to provide repair and ongoing maintenance services – Fire Department (Chief Aaron Osorio 510-307-8021/Den Mark Marcelo 510-307-8038).

V.6 Public Works

V.6.a Abatement Report from the Director of Public Works

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

V.6.b Resolution to Award a Contract with Arup US, Inc. for the Zero Emission Vehicle (ZEV) Fleet and Infrastructure Transition Plan

ADOPT a resolution to award a contract to Arup US, Inc. for the Zero Emission Vehicle (ZEV) Fleet and Infrastructure Transition Plan in an amount not to exceed \$250,000 and APPROPRIATE funds in an amount not to exceed \$250,000 in the Environmental and Community Investment Agreement (ECIA) Fund 1017 – Public Works Department (Mike Owyang 510-621-1363/Robert Armijo 510-620-5477/Daniel Chavarria 510-620-5478).

[Resolution No. 119-24](#)

V.6.c Resolution to Approve a Contract with 4Leaf Inc for the Sidewalk Vendor Ordinance Enforcement

ADOPT a resolution authorizing staff to enter into an on-call contract with 4Leaf, Inc. for an amount not to exceed ~~\$500,000~~ **\$150,000** to support enforcement activities for the Sidewalk Vendor Ordinance – Public Works

Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477/Junne Garcia 510-621-1332).

NOTE: The total contract amount was changed from \$500,000 to \$150,000.

[Resolution No. 120-24](#)

W. PUBLIC HEARINGS

W.1 Rename Virginia Playlot to Floria Evans Park

City Clerk Pamela Christian announced that pursuant to public notice, it was time to hold a public hearing to rename Virginia Playlot to Floria Evans Park and waive cost recovery fees – Councilmember Doria Robinson (510-620-6568).

Deputy City Manager Lashonda White gave an overview.

Vice Mayor Jimenez declared the public hearing open.

The following individuals gave comments: Cordell Hindler, Antwon Cloird, Miranda Walker, Curtis Evans, Luther Evans, and Carretha Walker gave comments in person. Yenny Garcia gave comments remotely.

Vice Mayor Jimenez closed the public hearing. On motion of Councilmember Melvin Willis, seconded by Vice Mayor Jimenez adopted a resolution to rename Virginia Playlot to Floria Evans Park and waived cost recovery fees by the following vote: **Ayes:** Councilmembers Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Mayor Claudia Jimenez. **Noes:** None. **Abstentions:** None. **Absent:** Councilmember Doria Robinson and Mayor Eduardo Martinez.

This item adopted [Resolution No. 121-24](#)

X. STUDY AND ACTION SESSION

X.1 Presentation on Contra Costa Mosquito and Vector Control

RECEIVE a presentation from Contra Costa Mosquito and Vector Control - Mayor's Office (Mayor Eduardo Martinez 510-620-5303).

Public Affairs Director of the Contra Costa Mosquito and Vector Control Nola Woods gave a presentation.

Link to view presentation: [CONTRA COSTA MOSQUITO AND VECTOR CONTROL PRESENTATION](#)

The Contra Costa Mosquito and Vector Control would provide the city manager with a flyer to include in her City of Richmond Weekly Report.

X.2 Richmond Main Street Initiative Presentation

RECEIVE a presentation by Richmond Main Street Initiative (RMSI) on the Downtown Richmond Property and Business Improvement District (DRPBID) – Economic Development Department (Lizeht Zepeda 510-620-6653/Kyle Lam 510-620-6802/Nannette Beacham 510-620-1306).

Richmond Main Street Initiative Director Sarah Wally gave a presentation.

Link to view presentation: [RICHMOND MAIN STREET PRESENTATION](#)

The following individuals gave comments in person: Cordell Hindler, Mark Wassberg, and Jamin Pursell. Jessi Taran gave comments remotely.

X.3 Presentation of Mid-year Report from the Richmond-Shimada Friendship Committee

PRESENTATION from the Richmond-Shimada Friendship Commission on mid-year activities and projects - Councilmember Cesar Zepeda (510-620-6593).

Chair of the Richmond-Shimada Commission Jamie Brown gave a presentation.

Link to view the presentation: [RICHMOND-SHIMADA COMMISSION PRESENTATION](#)

X.4 Update on the Race Equity Action Plan

RECEIVE an update on the Race Equity Action Plan and provide direction to staff on next steps – Vice Mayor Claudia Jimenez (510-620-6565), Councilmembers Melvin Willis (510-412-2050), and Doria Robinson (510-620-6568).

Trina Jackson-Lincoln, Project Coordinator in City Council Office, gave a presentation.

Link to view presentation: [RACE EQUITY ACTION PLAN](#)

The following individuals gave comments in person: Mark Wassberg, Cordell Hindler, Johana Gurdian, Damon Brown, and Alisha Sempler. Mohamed Taleb, Kerby Lynch, Nicki Beasley, and Roxanne Carillo Garza gave comments remotely.

On motion of Councilmember Melvin Willis, seconded by Councilmember Gayle McLaughlin directed staff to hire an equity officer, requested that the city manager direct department heads to go through training, and that each department be required to come up with a race equity statement. A friendly amendment was offered by Councilmember Soheila Bana to require measurable outcomes and data collection incorporated into the process, and to provide a matrix and plan. The friendly amendment was accepted by the maker and seconder of the motion. The motion passed by the following vote: **Ayes:** Councilmembers Soheila Bana, Gayle McLaughlin, Melvin Willis, Cesar Zepeda, and Vice Mayor Claudia Jimenez. **Noes:** None. **Abstentions:** None. **Absent:** Councilmember Doria Robinson and Mayor Eduardo Martinez.

Y. 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 Cesar Zepeda reported he attended the Cal Cities Conference and Arbor Day.

Councilmember Gayle McLaughlin encouraged everyone to get out and vote in the November 5, 2024, election.

Councilmember Bana reported on notifications in place for fire evacuations.

Z. ADJOURNMENT

There being no further business, the meeting adjourned at 10:18 p.m., to meet again on Tuesday, November 19, 2024.

Clerk of the City of Richmond

Mayor