



Agenda

PLEASE NOTE: HYBRID MEETING FORMAT
REPUBLISHED TO REMOVE AN ATTACHMENT
- SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY
- REGULAR MEETING OF THE RICHMOND CITY COUNCIL

Tuesday, April 15, 2025, 3:30 p.m.

Community Services Building

440 Civic Center Plaza

Richmond, CA 94804

Members:

Eduardo Martinez, Mayor at Large
Jamelia Brown, Councilmember District 1
Cesar Zepeda, Vice Mayor District 2
Doria Robinson, Councilmember District 3
Soheila Bana, Councilmember District 4
Sue Wilson, Councilmember District 5
Claudia Jimenez, Councilmember District 6
Jaycine Scott, Housing Authority Tenant Commissioner

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1. KCRT – Comcast Channel 28 or AT&T Uverse Channel 99
2. Livestream online at <http://www.ci.richmond.ca.us/3178/KCRT-Live>

HOW TO SUBMIT PUBLIC COMMENTS:

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.**

Via Zoom: Anyone who desires to address the City Council on items appearing on the agenda, *including Open Forum*, must raise their hand once public comment is open. **The public speakers attending in person will be called first, followed by Zoom participants. Only those public speakers that have their hand raised once the speakers are called will be recognized.**

Open Session and City Council: **Please click the link below to join the webinar:**
<https://zoom.us/j/99312205643?pwd=MDdqNnRmS2k4ZkRTOWhiUldQOUF1Zz09>

Passcode: ccmeeting

By iPhone one-tap: US: +16699006833,,99312205643# or +13462487799,,99312205643#

By Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 993 1220 5643

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

To comment by video conference: click on the Participants button at the bottom of your screen and select the "Raise Your Hand" button to request to speak when Public Comment is being asked for. **When called upon, press the unmute button. After the allotted time, you will then be re-muted. ****

To comment by phone: you will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is asked for. **When called upon, you will be asked to unmuted by pressing *6.** After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at:

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

Via mail: received by 1:00 p.m. the day of the meeting, sent to 450 Civic Center Plaza, 3rd Floor, Office of the Clerk, Richmond, CA 94804.

Via eComments: eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until the conclusion of public comments for the agenda item. Email your comment to cityclerkdept@ci.richmond.ca.us should you have difficulty submitting an eComment during a meeting.

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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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or alternative format requested at least two days before the meeting. Requests should be emailed to cityclerkdept@ci.richmond.ca.us or submitted by phone at 510-620-6513, ext. 9, or 510-620-6509. Requests made by mail to City Clerk's Office, City Council meeting, 450 Civic Center Plaza, Richmond, CA 94804 must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

Unless otherwise noted in an agenda description, all actions taken by the Council include a determination that CEQA does not apply (i.e., the action is not a project and therefore exempt from CEQA).

Disclaimer: The City Clerk's Office translates agendas to enhance public access. Translated agendas are provided as a courtesy and do not constitute legal notice of the meeting or items to be discussed. In case of discrepancy, the English agenda will prevail.

Pages

A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION

3:30 p.m.

B. ROLL CALL

C. JOINT MEETING OF THE CITY OF RICHMOND/SURPLUS PROPERTY AUTHORITY MEETING

SURPLUS PROPERTY AUTHORITY

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

- Surplus Property Authority of the City of Richmond v. Riggers Loft Wine Company

CITY COUNCIL

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

- Lozano, et al. v. City of Richmond, et al.
- Winehaven Legacy LLC v. City of Richmond
- Guidiville Rancheria of California, et al. v. United States of America, et al.

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

- Property: 222 Marina Way (Nystrom Village)
Agency Negotiators: Nannette Beacham, Antoinette Terrell, Susan Bloch
Negotiating Parties: Gorman & Company and Novin Development/Eden Housing, Inc. and Community Housing Development
Under negotiation: Price and terms of payment

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

E. ADJOURN TO CLOSED SESSION

F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY

4:55 p.m.

G. PLEDGE OF ALLEGIANCE

H. ROLL CALL

I. STATEMENT OF CONFLICT OF INTEREST

J. AGENDA REVIEW

K. PUBLIC COMMENT (on Richmond Housing Authority Consent Calendar items or Richmond Housing Authority items not on the agenda)

L. HOUSING AUTHORITY CONSENT CALENDAR

L.1 Contract with RK Roofing & Construction Inc. for Gutter Replacements at Nystrom Village 13

ADOPT a resolution approving the award of a contract for the gutter replacement at Nystrom Village to RK Roofing & Construction Inc., in an amount not to exceed \$270,000, which includes a 20 percent contingency, with a contract term beginning April 15, 2025, and ending June 30, 2026 - Richmond Housing Authority (Antoinette Terrell 510 620-6784/Gregory Palomino 510-621-1361).

L.2 Contract with Structure Development Advisors, LLC for Asset Repositioning 142

ADOPT a resolution authorizing a sole source contract with Structure Development Advisors, LLC to continue the repositioning of assets of the Richmond Housing Authority in the amount not to exceed \$600,000 from April 15, 2025, to June 30, 2028, with the option to extend for up to one additional year at \$200,000 for a potential total payment limit of \$800,000 - Richmond Housing Authority (Antoinette Terrell/Gregory Palomino 510-621-1361).

M. ADJOURNMENT

N. REGULAR MEETING OF THE RICHMOND CITY COUNCIL

5:00 p.m.

O. ROLL CALL

P. STATEMENT OF CONFLICT OF INTEREST

Q. AGENDA REVIEW

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

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

T. 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)

U. 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.)

U.1 City Attorney's Office

U.1.a Legal Services Agreement (LSA) with Allen, Glaessner, Hazelwood & Werth, LLP (AGHW) 189

APPROVE a new legal services agreement with Allen, Glaessner, Hazelwood & Werth, LLP, for an amount not to exceed \$650,000 and term ending December 31, 2027, to allow continued defense of the City in pending and future municipal litigation — City Attorney's Office (Kimberly Chin 510-620-6709/Shannon Moore 510-620-6505).

U.2 City Clerk's Office

U.2.a Amendment to City Council regular recess 214

APPROVE the cancellation of the July 15 and 22, and August 5, 2025, Regular City Council meetings and APPROVE an amendment to the Richmond City Council recess to begin Tuesday, July 2, 2025; Council will reconvene regular meetings on Tuesday, August 19, 2025 - City Clerk's Office (Pamela Christian 510-620-6513).

U.2.b Meeting Minutes 216

APPROVE the minutes of the March 4, 2025, regular City Council meeting - City Clerk's Office (Pamela Christian 510-620-6513).

U.3	City Council	
U.3.a	Support for Assembly Bill 91(AB91) – Middle Eastern and North African MENA Inclusion Act	225
	ADOPT a resolution recognizing the Middle Eastern and North African (MENA) community in the City of Richmond and to urge the California State Legislature to support and adopt Assembly Bill 91 (AB 91), also known as the MENA Inclusion Act, which seeks to require the State of California and local agencies to collect disaggregated demographic data on MENA populations - Councilmember Soheila Bana (510-672-3490).	
U.4	City Manager's Office	
U.4.a	Contract Amendment No. 1 with WestEd	231
	APPROVE a contract amendment No. 1 with WestEd (sole-source) for third-party independent evaluation services required by Article 15(d) of the Richmond Charter for the Richmond Fund for Children and Youth, increasing the payment amount by \$1,171,245, for a total payment limit of \$1,771,245, and extending the term expiration to June 30, 2028 – Department of Children and Youth (Patrick Seals/Abdul Black 510-307-8016).	
U.5	Economic Development	
U.5.a	Grant Funding from the Bay Area Air Quality Management District (BAAQMD)	286
	ADOPT a resolution to ACCEPT and APPROPRIATE the \$1,599,500 grant award from the Bay Area Air Quality Management District (BAAQMD) to the City of Richmond’s Port Division – Economic Development Department (Nannette Beacham 510-621-1306/Charles Gerard 510-620-6792/Lizeht Zepeda 510-620-6653/Kyle Lam 510-620-6802).	
U.5.b	Contract with Krueger International, Inc.	322
	APPROVE a sole-source contract with Krueger International, Inc. in the amount of \$70,000 for installation and purchase of office cubicles, furniture, and partition solutions compatible with existing office systems at 1322 Canal Boulevard, with a term ending December 31, 2025 – Economic Development Department (Nannette Beacham 510-621-1306/Charles Gerard 510-620-6792/Lizeht Zepeda 510-620-6653).	

U.5.c	District Office Lease Agreement with U.S. Congress Member John Garamendi's Office	370
	<p>APPROVE a lease with United States House of Representatives to allow Congressman John Garamendi to utilize approximately 845 square feet of office space, four cubicles, and a conference room on the second floor of 440 Civic Center Plaza as his Congressional District Office, at a rate of \$1,140.75 per month (\$13,689 per year), for a two-year term from January 3, 2025, through January 2, 2027 – Economic Development Department (Craig Murray 510-307-8188). This item was continued from the March 25, 2025, meeting.</p>	
U.6	Finance Department	
U.6.a	Investment and Cash Balance Report, Monthly Overtime Reports, and Documentary Transfer Tax Report for the Month of January 2025	396
	<p>RECEIVE the City's Investment and Cash Balance Report, Monthly Overtime Reports, and Documentary Transfer Tax Report for the month of January 2025 – Finance Department (Andrea Miller 510-620-6740).</p>	
U.6.b	Investment and Cash Balance Report, Monthly Overtime Reports, and Documentary Transfer Tax Report for the Month of February 2025	417
	<p>RECEIVE the City's Investment and Cash Balance Report, Monthly Overtime Reports, and Documentary Transfer Tax Report for the month of February 2025 – Finance Department (Andrea Miller 510-620-6740).</p>	
U.6.c	Investment Policy Update	438
	<p>RECEIVE update on Investment Policy follow up action items and ADOPT Revised Investment Policy incorporating California Municipal Treasurer's Association CMTA edits – Finance Department (Andrea Miller 510-620-6740/Mubeen Qader 510-412-2077/Jerry Gurule 510-620-6591).</p>	
U.7	Fire Department	
U.7.a	Interagency Agreement with Contra Costa County Health Services for Emergency Medical Services Program	539
	<p>ADOPT a resolution to ACCEPT and APPROPRIATE a total of \$229,462 in Measure H funding from the Contra Costa County Health Services Division; and APPROVE an interagency agreement for the period of July 1, 2024, through June 30, 2025 – Fire Department (Chief Aaron Osorio 510-307-8021/Deputy Chief Rico Rincon 510-307-8041/Battalion Chief Victor Bontempo 510-620-6893).</p>	

U.8	Library and Community Services	
U.8.a	Accept and Appropriate Pacific Library Partnership Grant for Cooperative Library Lending through Link+ System	564
	ADOPT a resolution to ACCEPT and APPROPRIATE into the Fiscal Year 2024-2025 Library budget a Pacific Library Partnership grant for Link+ in the amount of \$3,174, allowing Richmond Public Library patrons access to borrow books from other California libraries at no cost - Community Services Department (LaShonda White 510-620-6828/Kate Eppler 510-620-5452).	
U.8.b	Accept and Appropriate \$500,000 in Grant Funds from the California Workforce Accelerator Fund 13.0.	576
	ACCEPT and APPROPRIATE \$500,000 in grant funds received from the California Workforce Development Board - Workforce Accelerator Fund 13.0 to provide occupational skills training and certification in electrification for 50 Richmond residents – Community Services Department (Tamara Walker 510-307-8006/LaShonda White 510-620-6828).	
U.8.c	Approve a Contract with Bay Area Tutoring Association	580
	APPROVE a contract with Bay Area Tutoring Association for homework help services at Richmond library and community center locations, for a term beginning January 1, 2025, and ending December 31, 2027, with a payment limit of \$150,000 for Fiscal Year 2024-2025 and \$266,000 per year for Fiscal Years 2025-2026 and 2026-2027 – Community Services Department (Kate Eppler 510-620-5452/Christopher Larsen 510-620-5524).	
U.9	Mayor's Office	
U.9.a	Proclamation declaring April 2025 as Sexual Assault Awareness Month	610
	PROCLAMATION declaring April 2025 as Sexual Assault Awareness Month – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
U.9.b	Reappointment of Jim Hite to the Richmond Rent Board	612
	REAPPOINT Jim Hite to the Richmond Rent Board, term expires March 21, 2027 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
U.9.c	Reappointment of Kerby Lynch to the Economic Development Commission	616
	REAPPOINT Kerby Lynch to the Economic Development Commission, term expires March 30, 2027 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	

U.9.d	Reappointment of James “Jim” Becker to the Richmond Environmental Community and Investment Agreement (ECIA) Grant Review Ad Hoc Committee	618
	<p>REAPPOINT James “Jim” Becker to the Richmond Environmental Community and Investment Agreement (ECIA) Grant Review Ad Hoc Committee, term expires March 31, 2026 – Mayor’s Office (Mayor Eduardo Martinez 510-620-6503).</p>	
U.9.e	Reappointment of Sara Cantor to the Richmond Rent Board	621
	<p>REAPPOINT Sara Cantor to the Richmond Rent Board, term expires March 31, 2027 – Mayor’s Office (Mayor Eduardo Martinez 510-620-6503).</p>	
U.10	Public Works	
U.10.a	Contract to Kearns & West, Inc. to Support the Keller Beach Sanitary Sewer Project	624
	<p>ADOPT a resolution approving a three-year contract with Kearns & West, Inc. to facilitate public meetings and outreach associated with the Keller Beach Sanitary Sewer Project, in an amount not to exceed \$365,185 with a term beginning April 15, 2025, through December 31, 2027, and authorizing the public works director to approve two one-year extension options for a combined additional amount not to exceed \$270,000, for a total payment limit of \$635,185 – Public Works Department (Robert Armijo 510-620-5477/Daniel Chavarria 510-620-5478/José Valenzuela 510-620-6955).</p>	
U.10.b	Emergency Justification for the Repair(s) of the Dornan Tunnel Sanitary Sewer Line	745
	<p>ADOPT a resolution for the Emergency Justification authorizing Veolia Water to manage (on behalf of the City of Richmond) the subcontract with W.R. Forde Construction to repair the Dornan Tunnel Force Main Sanitary Sewer Line in an amount which shall not exceed \$465,000 – Public Works Department (Jose Valenzuela 510-620-69455/Mary Phelps 510-621-1269/Daniel Chavarria 510-620-5478).</p>	
U.10.c	Approval of funding allocation for Point Molate Beach Stabilization Project	976
	<p>ADOPT a resolution authorizing the appropriation of \$2,000,000 from the General Capital Fund to fully fund the Point Molate Beach Stabilization Project ensuring the completion of shoreline stabilization and preventing a gap in the Bay Trail through Point Molate Beach Park; and DIRECT staff to finalize permits, complete design, and prepare the project for competitive bidding – Public Works Department (Robert Armijo 510-620-5477/Mike Owyang 510-621-1363).</p>	

U.10.d Contract with Vestis Group, Inc for Uniform Rental and Laundry Services 981

APPROVE a sole-source contract with Vestis Group, Inc. (formerly Aramark Uniform Services) for as-needed uniform rental and laundry services for an amount not to exceed \$360,000, over a three-year term from April 2, 2025, to April 1, 2028, with an option for two-year extension for \$240,000 - Public Works Department (Daniel Chavarria 510-620-5478/Tawfic Halaby 510-620-5482).

V. BUDGET SESSION

V.1 Presentation on Unfunded Actuarial Liabilities 1061

RECEIVE a presentation from NHA Advisors, LLC on comparative options to fund CalPERS Unfunded Actuarial Liabilities within the context of City Council Goals and Priorities – Finance Department (Shasa Curl 510-620-6512/Nickie Mastay 510-620-6609/Andrea Miller 510-620-6790).

W. PUBLIC HEARINGS

W.1 Unit Determination – Community Intervention Specialist 1063

HEAR an appeal by the Richmond Police Officers Association (RPOA) regarding the Unit Determination for Community Intervention Specialist and make a final determination regarding the bargaining unit – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6803).

X. NEW BUSINESS

X.1 Parchester Village – Giant Highway Infrastructure Master Plan 1102

RECEIVE a presentation on the draft scope of work for the Parchester Village – Giant Highway Infrastructure Master Plan and PROVIDE DIRECTION to staff on priorities, scope, and key focus areas prior to the commencement of work – Public Works Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477/Janney Lockman 510-307-8097).

X.2 Salary Schedule Amendment 1111

ADOPT a resolution amending the salary schedule to add the salary range for Community Intervention Specialist – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602)

Y. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)(limited to two minutes per Councilmember)

Z. ADJOURNMENT