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# Agenda

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**PLEASE NOTE: HYBRID MEETING FORMAT**

- SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY
- REGULAR MEETING OF THE RICHMOND CITY COUNCIL

Tuesday, August 19, 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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The last day to register to vote for the November 3, 2026, General Election is October 19, 2026

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

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**Webinar ID: 993 1220 5643**

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

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**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.

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**Via email:** to [cityclerkdept@ci.richmond.ca.us](mailto:cityclerkdept@ci.richmond.ca.us) by 1:00 p.m. the day of the meeting. Emails **MUST** contain in the subject line 1) public comments – Open Session prior to Closed Session; 2) public comments – Open Forum; or 3) public comments agenda item # \_\_\_\_ [include the agenda item number].

Properly labeled public comments will be considered a public record, put into the official meeting record, available after the meeting as supplemental materials, and will be posted as an attachment to the meeting minutes when the minutes are posted: <http://www.ci.richmond.ca.us/Archive.aspx?AMID=31>

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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.

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**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).**

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**Pages**

**A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION**

3:30 p.m.

**B. ROLL CALL**

**C. CITY COUNCIL**

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

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

- Property: Point Molate (site of former Naval Shipyard Depot)  
Agency Negotiator: Dave Aleshire, City Attorney  
Negotiating Parties: East Bay Regional Park District & Tribe & Upstream Pt. Molate LLC  
Under negotiation: Price and terms of payment

- Property: 1414 Harbour Way South  
Agency Negotiator: Dave Aleshire, City Attorney  
Negotiating Parties: Orton Entertainment, LLC  
Under Negotiation: Price, Terms of Payment

**C.3 LIABILITY CLAIMS (Government Code Section 54956.9)**

- Claimant: Terminal One Development, LLC

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

- One case

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

**E. ADJOURN TO CLOSED SESSION**

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

4:55 p.m.

**G. PLEDGE OF ALLEGIANCE**

**H. ROLL CALL**

**I. STATEMENT OF CONFLICT OF INTEREST**

**J. AGENDA REVIEW**

**K. HOUSING AUTHORITY OPEN FORUM**

**L. HOUSING AUTHORITY CONSENT CALENDAR**

- L.1 Approval of a Sole-Source License Agreement with Yardi Systems, Inc. for Housing Management Software** 13

ADOPT a resolution approving a three-year sole-source license agreement with Yardi Systems, Inc. to provide the computer software required to administer the Low-Income Housing Program in an amount not to exceed \$60,000 ending June 30, 2028 - Richmond Housing Authority (Antoinette Terrell/Gregory Palomino 510-621-1361).

- L.2 Contract with Brightview Landscape Services, Inc. for Landscaping Services at Nystrom Village and Hacienda Excess Lot** 35

ADOPT a resolution approving a contract with Brightview Landscape Services, Inc. in an amount not to exceed \$230,000, with a term beginning, August 20, 2025, and ending June 30, 2027, for landscaping services at Nystrom Village and Hacienda Excess Lot - Richmond Housing Authority (Antoinette Terrell 510-620-6784/Gregory Palomino 510-621-1361).

- L.3 Meeting Minutes** 151

APPROVE the minutes of the June 17, 2025, special Joint Housing Authority/City Council meeting, the June 24, 2025, special Housing Authority meeting, and the July 1, 2025, regular Housing Authority meeting - City Clerk's Office (Pamela Christian 510-620-6513).

- L.4 Contract with Macias Gini & O'Connell LLP (MGO) for Tax Preparation Services** 158

ADOPT a resolution approving a contract with Macias Gini & O'Connell LLP, to provide tax preparation services for the Richmond Housing Authority and its affiliated corporations for an amount not to exceed \$24,000 commencing August 19, 2025, and terminating June 30, 2028 – Richmond Housing Authority (Antoinette Terrell 510-621-1300).

**M. ADJOURNMENT**

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**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. COMMENDATIONS, PRESENTATIONS, AND PROCLAMATIONS**

- T.1 Proclamation Welcoming the Visit of the Golden Rule Peace Boat to the City of Richmond 196**

PROCLAMATION Welcoming the Visit of the Golden Rule Peace Boat to the City of Richmond - Mayor Eduardo Martinez (510-620-6503)

- T.2 Proclamation Commemorating the Service of Stewart Winchester on the Richmond Urban Forest Advisory Committee 199**

PROCLAMATION Commemorating the Service of Stewart Winchester on the Richmond Urban Forest Advisory Committee - Mayor Eduardo Martinez (510-620-6503) and Councilmember Doria Robinson (510-620-6568)

**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)

**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.)

**V.1 City Attorney's Office**

- V.1.a Amendments to Richmond Municipal Code Chapter 3.54 to add training component 202**

ADOPT an ordinance (second reading) amending Richmond Municipal Code Chapter 3.54 entitled "Community Police Review Commission" by adding Section 3.54.110 to establish a training program for commissioners of the Community Police Review Commission – City Attorney's Office (Dave Aleshire 510-620-6509).  
**This item was continued from the July 1, 2025, meeting.**

<b>V.2</b>	<b>City Clerk's Office</b>	<b>213</b>
<b>V.2.a</b>	<b>Meeting Minutes</b>	<b>213</b>
	APPROVE the corrected minutes of the December 3, 2024, regular City Council meeting (minutes corrected to add the votes for the consent calendar), and the June 3, June 17, June 24, and July 1, 2025, regular City Council meeting - City Clerk's Office (Pamela Christian 510-620-6513).	
<b>V.3</b>	<b>Community Development</b>	<b>278</b>
<b>V.3.a</b>	<b>Contract Amendment No. 3 with NV5 Environmental, L.P. for Environmental Consulting Services</b>	<b>278</b>
	APPROVE a contract Amendment No. 3 with NV5 Environmental, L.P. (NV5), increasing the contract amount by \$200,000, for a total contract amount not to exceed \$436,300, for environmental consulting services related to the Miraflores Property, for a term ending October 5, 2026 – Community Development Department (Lina Velasco 510-620-6706).	
<b>V.4</b>	<b>Economic Development</b>	<b>361</b>
<b>V.4.a</b>	<b>Lease Agreement Ratification for State Senator Jesse Arreguin District Office Space</b>	<b>361</b>
	RATIFY and APPROVE a lease with the Senate Rules Committee of California to allow Senator Jesse Arreguin to utilize approximately 377 square feet of office space of 440 Civic Center Plaza as his Senatorial District office, at a rate of \$508.95 per month (\$6,107.40 per year), for a beginning July 1, 2025, through November 30, 2029, and AUTHORIZE the city manager to execute the agreement – Economic Development Department (Craig Murray 510-307-8188).	
<b>V.4.b</b>	<b>Marina Lease Equity Transfer</b>	<b>369</b>
	APPROVE an equity transfer of Marina Lease from Safe Harbors Marinas to BIP Poseidon Holdco L.P.; and APPROVE that SHM MBYH LLC will continue to operate the Marina Lease between the City of Richmond and Safe Harbors Marinas for the balance of the 55-year original lease term ending June 30, 2055 – Economic Development Department (Nannette J. Beacham/Craig Murray 510-307-8188).	

V.4.c	<b>Contract Amendment No. 2 with Haley and Aldrich for Dredging Survey and Maintenance</b>	534
	<p>APPROVE a second contract amendment with Haley and Aldrich, Inc. in the amount of \$33,300, for a revised not-to-exceed contract amount of \$312,600, to perform pre- and post-dredge eelgrass surveys, and to secure permits for maintenance dredging the Marina Bay Yacht Harbor, with a contract term ending June 30, 2026 – Economic Development Department (Charles Gerard 510-620-6792/Kyle Lam 510-620-6802).</p>	
V.4.d	<b>Contract with Remediation Risk Management, Inc. for Environmental Management Support</b>	597
	<p>APPROVE a sole-source contract with Remediation Risk Management, Inc. for the continued environmental management work of the City’s corporation yard as required by the California Regional Water Quality Control Board, in an amount not to exceed \$229,607, with a term from July 1, 2025, through June 30, 2028 – Economic Development Department (Craig Murray 510-307-8188).</p>	
V.5	<b>Finance Department</b>	
V.5.a	<b>Investment and Cash Balance Report, Monthly Overtime Reports, Documentary Transfer Tax Report, and Other Post-Employment Benefits (OPEB) and Pension Report for the Month of May 2025</b>	639
	<p>RECEIVE the City’s Investment and Cash Balance Report, Monthly Overtime Reports, Documentary Transfer Tax Report, and Other Post-Employment Benefits (OPEB) and Pension Report for the month of May 2025 – Finance Department (Emily Combs 510-620-6740).</p>	
V.5.b	<b>Amendment of Authorized Signatures on the Local Investment Agency Fund</b>	665
	<p>ADOPT a resolution revising the authorization list on the Local Agency Investment Fund (LAIF) account to reflect the current staff assignments – Finance Department (Emily Combs 510-620-6790).</p>	
V.5.c	<b>Investment and Cash Balance Report, Monthly Overtime Reports, Documentary Transfer Tax Report, and Other Post-Employment Benefits (OPEB) and Pension Report for the Month of June 2025</b>	669
	<p>RECEIVE the City’s Investment and Cash Balance Report, Monthly Overtime Reports, Documentary Transfer Tax Report, and Other Post-Employment Benefits (OPEB) and Pension Report for the month of June 2025 – Finance Department (Emily Combs 510-620-6740).</p>	
V.5.d	<b>Annual Review and Update of Financial Policies</b>	695
	<p>APPROVE a resolution adopting updated Financial Policies - Finance Department (Emily Combs 510-620-6790/Mubeen Qader 510-412-2077/Jerry Gurule 510-620-6591).</p>	

<b>V.6</b>	<b>Mayor's Office</b>	
<b>V.6.a</b>	<b>Reappointment of Xiomara Casias to the Human Rights and Human Relations Commission</b>	<b>983</b>
	REAPPOINT Xiomara Casias to the Human Rights and Human Relations Commission with a term that expires on March 30, 2028 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.b</b>	<b>Reappointment of Catelin Hibma to the Historic Preservation Commission</b>	<b>986</b>
	REAPPOINT Catelin Hibma to the Historic Preservation Commission with a term that expires on November 31, 2029 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.c</b>	<b>Reappointment of Vita Rey to the Design Review Board</b>	<b>989</b>
	REAPPOINT Vita Rey to the Design Review Board with a term that expires on March 17, 2027 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.d</b>	<b>Reappointment of Abhijeet Babu Prasad to the Richmond Youth Council</b>	<b>992</b>
	REAPPOINT Abhijeet Babu Prasad to the Richmond Youth Council, with a term that expires on October 1, 2025 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.e</b>	<b>Appointment of Harlan Butt to the Recreation and Parks Commission</b>	<b>995</b>
	APPOINT Harlan Butt to the Recreation and Parks Commission, term expires October 26, 2026 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.f</b>	<b>Appointment of Crystal Barton to the Community Crisis Response Program Advisory Board</b>	<b>997</b>
	APPOINT Crystal Barton to the Community Crisis Response Program Advisory Board, term expires December 31, 2026 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.g</b>	<b>Appointment of Michael Warren to the Recreation and Parks Commission</b>	<b>1000</b>
	APPOINT Michael Warren to the Recreation and Parks Commission, term expires October 26, 2028 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	
<b>V.6.h</b>	<b>Appointment of Abigail Yarng to the Richmond Youth Council</b>	<b>1003</b>
	APPOINT Abigail Yarng to the Richmond Youth Council, term expires October 1, 2025 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).	

<b>V.7</b>	<b>Police Department</b>	
<b>V.7.a</b>	<b>Contract with Genasys, Inc. for Secured Messaging Services</b>	1005
	APPROVE a three-year contract with Genasys, Inc. for secure messaging services, from July 1, 2025, to June 30, 2028, in an amount not to exceed \$30,000, which includes a \$4,800 contingency to account for additional users added during the contract term – Police Department (Chief Bisa French 510-621-1802).	
<b>V.7.b</b>	<b>Memorandum of Understanding (MOU) with the Richmond Police Activities League (RPAL) for continuation of academic tutoring and life skills mentoring to Youth</b>	1145
	APPROVE a Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Police Activities League (RPAL) to subsidize RPAL staff and programs, ensuring that academic, athletic, and life-skills services offered by RPAL for the period July 1, 2025 – June 30, 2027, in an amount not to exceed \$650,000 or \$325,000 annually, and AUTHORIZE the city manager to negotiate and execute all necessary documents – Police Department (Chief Bisa French 510-621-1802).	
<b>V.7.c</b>	<b>Contract Amendment No. 2 with ServiceMasters Restoration Services for Biohazard Removal</b>	1157
	APPROVE a second contract amendment with Sharjo, LLC, dba ServiceMaster Restoration Services, for on-call biohazard and unknown substance removal and disposal services in the amount of \$150,000, for a new total contract amount not-to-exceed \$265,000, with a contract term ending November 19, 2027 – Police Department (Chief Bisa French 510-621-1802).	
<b>V.8</b>	<b>Public Works</b>	
<b>V.8.a</b>	<b>Accept the Terminal 4 Wharf, Warehouse, and Piling Removal Project as Complete by Silverado Contractors, Inc.</b>	1263
	ADOPT a resolution accepting the Terminal 4 Wharf, Warehouse, and Piling Removal Project as complete; and AUTHORIZE the city clerk to record the Notice of Completion and the city engineer to release applicable bonds and retention – Public Works Department (Mike Owyang 510-621-1363/Robert Armijo 510-620-5477).	
<b>V.8.b</b>	<b>Authorize City Manager to Award Contracts for The Lot (Mobile Vendor Plaza) Restroom Facility</b>	1297
	ADOPT a resolution authorizing the city manager to accept bids and award contract(s) for the Mobile Vendor Plaza restroom facility in an amount not to exceed \$30,000; and AUTHORIZE the director of public works to approve change orders up to \$6,000, provided that total project costs remain within the Council-approved budget for Fiscal Year 2025-2026 - Public Works Department (Darcie DeLashmutt 510-672-3944/Robert Armijo 510-620-5477).	

- V.8.c **Contract with BKF Engineers for Engineering Services to Support the Feasibility Study of the Keller Beach Sanitary Sewer Main** 1304

ADOPT a resolution to amend the Fiscal Year 2025–26 budget, APPROPRIATE \$650,000 from the Wastewater Fund, and APPROVE a contract with BKF Engineers for engineering services to support the Feasibility Study of the Keller Beach Sanitary Sewer Main, in an amount not to exceed \$650,000; AUTHORIZE the city manager, or their designee, to execute the contract; and AUTHORIZE the director of Public Works, or their designee, to approve any change orders or amendments, if necessary, in an amount not to exceed \$130,000, for a total feasibility phase amount not to exceed \$780,000, with a term beginning July 1, 2025, through December 31, 2027 – Public Works Department (Robert Armijo 510-620-5477/Hillal Hamdan 510-621-1612).

- V.8.d **Contracts with Nema Construction, Net Electric Inc., St. Francis Electric, and Telstar Instruments for On-Call Electrical Construction Services** 1582

ADOPT a resolution approving on-call electrical construction services contracts with Nema Construction, Net Electric Inc., St. Francis Electric, and Telstar Instruments, each in an amount not to exceed \$750,000 per year for a three-year term beginning August 21, 2025, through August 21, 2028, with two one-year extension options of \$250,000 per year – Public Works Department (Dan Santos 510-620-6645/Robert Armijo 510-620-5477).

**W. NEW BUSINESS**

- W.1 **Community Police Review Commission’s slate of recommendations to enhance transparency, strengthen accountability, and increase trust between RPD and community.** 1694

DISCUSS and APPROVE advancing seven policy recommendations of the Community Police Review Commission into a meet and confer process with the Richmond Police Officer’s Association (RPOA) and the Richmond Police Management Association (RPMA) – City Attorney’s Office (Dave Aleshire 510-620-6509). **This item was continued from the July 1, 2025, meeting.**

- X. **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)**

**Y. ADJOURNMENT**