

RICHMOND, CALIFORNIA, June 3, 2025

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 3:33 p.m. by Mayor Eduardo Martinez.

**B. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Vice Mayor Cesar Zepeda and Mayor Eduardo Martinez. **Absent:** Councilmember Sue Wilson arrived after the council adjourned to Closed Session.

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

**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 REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

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

**C.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

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

**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)**

Cordell Hindler gave comments in person.

**E. ADJOURN TO CLOSED SESSION**

The Open Session adjourned to Closed Session at 3:36 p.m. Closed Session adjourned at 5:10 p.m.

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

The Regular Meeting of the Richmond City Council was called to order at 5:16 p.m. by Mayor Eduardo Martinez.

**G. PLEDGE OF ALLEGIANCE**

Mayor Martinez led the Pledge of Allegiance to the Flag.

**H. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Sue Wilson, Vice Mayor Cesar Zepeda, and Mayor Eduardo Martinez.

**Absent:** None.

**I. STATEMENT OF CONFLICT OF INTEREST**

Councilmember Robinson reported a conflict of interest with the portions of Item P.3 (*Budget Study Session on Proposed FY 2025-26 Operating Budget and FY 2025-30 Five-Year Capital Improvement Plan*) related to the Transformative Climate Communities Grant and the collaboration between the City and Rich City Rides. She announced she would recuse herself from any discussion during the item related to either subject.

**J. AGENDA REVIEW**

Items O.9.a (*Cooperative Cost Pool Agreement with Richmond Rent Board*) and R.1 (*Development of Ordinance to Ban Land Grab Practices and Promote Housing Accessibility*) were continued to the June 17, 2025, city council meeting.

Item Q.1 (*Annual Public Hearing on Vacancies*) was moved up to be heard before Item P.1 (*Preliminary Engineer's Report and Intent to Levy Assessments for Hilltop Landscape Maintenance District (HLMD) for Fiscal Year (FY) 2025-2026*).

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

**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

*Status report given. No reportable action taken.*

**CITY COUNCIL**

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*Status report given. No reportable action taken.*

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- Winehaven v. City of Richmond

- Guidiville Rancheria of California, et al. v. United States of America, et al.

*Not discussed.*

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- One case

*Status report given. No reportable action taken.*

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

City Manager Shasa Curl provided a report. Link to view report: [City Manager's Report](#)

**L.1 NEW EMPLOYEE REPORT - 1st Tuesday**

Human Resources Director Sharrone Taylor provided a New Employee Report. Link to view report: [New Employee Report](#)

**M. COMMENDATIONS, PRESENTATIONS, AND PROCLAMATIONS**

**M.1 Proclamation Urging that Cuba Be Removed from U.S. List of State Sponsors of Terrorism and that Congress Vote to End all Economic Sanctions Against Cuba**

PROCLAMATION urging that Cuba be removed from U.S. List of State Sponsors of Terrorism and that Congress vote to end all economic sanctions against Cuba - (Mayor Eduardo Martinez 510-620-6503)/Vice Mayor Cesar Zepeda/Councilmember Claudia Jimenez 510-620-6861).

Mayor Martinez introduced the item. Mayor Martinez read excerpts from the proclamation and presented it to Cuban Embassy Staff Yasser Ibarra Castro and David Ramirez Alvarez. Mayor Martinez, Mr. Ibarra Castro, and Mr. Ramirez Alvarez gave comments. Mark Wassberg gave comments in person.

**N. 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 gave comments regarding the number of items on City Council meeting agendas and Salesian College Preparatory's service day.

Cheryl Maier and Kia Walton gave comments regarding Pogo Park and advocated for additional funding for the Harbour 8 Project.

Mark Wassberg gave comments regarding an upcoming gun violence event at CoBiz Richmond. Mr. Wassberg also gave comments regarding the crime rate in the City of Richmond.

Jose Abastida gave comments in support of City employees.

Henry Powell gave comments regarding his experience as a City employee. Mr. Powell suggested reinstating the spray program to improve abatement efforts.

Isaac Martinez gave comments regarding upcoming bargaining negotiations for City employees. Mr. Martinez suggested that more City personnel be hired.

Catalin Kaser expressed concern regarding part time City employee benefits and availability of hours.

Aidan Hogan and Angela Cox expressed concern regarding City employee wages and staff retention.

Jamin Pursell gave comments regarding a recent Rainbow Pride event and thanked those who attended or supported the event. Mr. Pursell expressed appreciation for the City Staff that assist with events.

Kathleen Sullivan gave comments regarding the tobacco moratorium and its impact on legacy businesses in the City.

Jeff Shoji expressed concern regarding theft, cost of basic necessities, and lack of opportunity.

Councilmember Claudia Jimenez thanked City staff in the Community Crisis Response Program, Office of Neighborhood Safety, Fire, and Police departments, that collaborated to help save a man's life.

**The following individuals gave comments via teleconference:**

Linda Whitmore gave comments in support of Pogo Park and the Harbour 8 Project.

**O. 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** Councilmember Claudia Jimenez  
**Seconded by** Councilmember Jamelia Brown

To approve all items on the Consent Calendar excluding Item O.9.a (*Cooperative Cost Pool Agreement with Richmond Rent Board*).

Ayes (7): Councilmembers Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Sue Wilson, Vice Mayor Cesar Zepeda, and Mayor Eduardo Martinez.

Passed

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

O.1.a Establish a Biannual Report from the Richmond Arts and Culture Division

ADOPT an ordinance (second reading) amending Richmond Municipal Code Chapter 6.50 for the Richmond Arts and Culture Division Manager to provide a written report and a presentation to the Council on a biannual basis regarding art projects being developed in the City – City Attorney's Office (Shannon Moore 510-620-6505/James Atencio 510-620-6504).

**Adopted Ordinance No. 11-25 N.S.**

**O.2 City Council**

O.2.a Proclamation Recognizing June 2025 as Gun Violence Awareness Month and Honoring Local Organizations and Victims Affected by Gun Violence in Richmond

PROCLAMATION recognizing June 2025 as Gun Violence Awareness Month in the City of Richmond, and issue individual proclamations to: Office of Neighborhood Safety (ONS), Faith in Action East Bay, Keyz2theFuture, Moms Demand Action – Contra Costa Chapter, Silence

the Violence, RYSE Center, Gone But Never Forgotten social media platform, the families of Maciyah Brown and Joseph Alexander II - Councilmember Jamelia Brown (510-412-2050).

### **O.3 Community Development**

#### **O.3.a Revised Resolution for Affordable Housing and Sustainable Communities Program (AHSC) Grant for Metrowalk Phase 2**

ADOPT a revised resolution accepting and appropriating the State Department of Housing and Community Development (HCD) Affordable Housing and Sustainable Communities Program (AHSC) funds for the Metrowalk Phase 2 Project and designating the city manager or designee to execute the necessary agreements with HCD, BART, AC Transit, and Trust for Public Land to complete the project components using awarded grant funds – Community Development Department (Lina Velasco 510-620-6841).

**Adopted Resolution No. 65-25**

### **O.4 Finance Department**

#### **O.4.a Setting Tax Rate for Tax Override Pension Fund**

ADOPT an ordinance (second reading) setting the tax rate for the Pension Tax Override for Fiscal Year 2025-2026 at 0.14 percent – Finance Department (Andrea Miller/Mubeen Qader/Antonio Banuelos 510-620-6741).

**Adopted Ordinance No. 12-25 N.S.**

#### **O.4.b Master Fee Schedule Update**

ADOPT an ordinance (second reading) establishing certain fees for the proposed Master Fee Schedule and after the second reading of the ordinance, ADOPT a resolution setting the dollar amount for the new fees and adjusting the dollar amount for current fees – Finance Department (Andrea Miller/Mubeen Qader/Antonio Banuelos 510-620-6741).

**Adopted Ordinance No. 13-25 N.S.**

**Adopted Resolution No. 66-25**

### **O.5 Fire Department**

#### **O.5.a Adopt the City of Richmond Fire Hazard Severity Zones Ordinance**

ADOPT an ordinance (second reading) to designate Fire Hazard Severity Zones within the City of Richmond as recommended by the California Department of Forestry and Fire Protection (Cal Fire) Office of the State Fire Marshal (OSFM) – Fire Department (Chief Aaron Osorio 510-307-8021/Fire Marshal Dante J. Wiley 510-307-8090).

**Adopted Ordinance No. 14-25 N.S.**

### **O.6 Human Resources**

#### **O.6.a Contract with Devices for Life for Replacement of Automatic External Defibrillator Battery Packs and Maintenance Plan**

APPROVE a sole-source contract with Devices for Life for the acquisition of 73 Adult and 23 Child Automatic Emergency Defibrillator battery packs and a three-year maintenance plan for a payment limit of \$34,058.13 –

Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).

**O.7 Mayor's Office**

- O.7.a Proclamation Recognizing Juneteenth and the Contributions of African Americans to Richmond

PROCLAMATION recognizing Juneteenth and the contribution of African Americans to the City of Richmond - (Mayor Eduardo Martinez 510-620-6503/Councilmember Jamelia Brown 510-412-2050/Councilmember Doria Robinson 510-620-6861).

- O.7.b Appointment of Pat Young to the Richmond Commission on Aging

APPOINT Pat Young to the Richmond Commission on Aging, term expires May 19, 2027 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

- O.7.c Appointment of Carmen Sofia Corona Mendez to the Richmond Youth Council

APPOINT Carmen Sofia Corona Mendez to the Richmond Youth Council, term expires October 1, 2025 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

**O.8 Police Department**

- O.8.a Contract Amendment No. 2 with Lenz Inc., dba Civic Center Auto Care, Wellsco, Inc. dba Certified Towing, and Checker's Group, Inc. dba Checker's Towing

APPROVE a second contract amendment for rotational tow and automotive services with Lenz Inc., dba Civic Center Auto Care increasing the payment limit by \$30,000, for a total payment limit of \$75,000; and a second contract amendment with Wellsco, Inc. dba Certified Towing increasing the payment limit by \$40,000, for a total payment limit of \$85,000; and a second contract amendment with Checker's Group, Inc. dba Checker's Towing increasing the payment limit by \$90,000, for a total payment limit of \$135,000 for a term ending on December 31, 2025 – Police Department (Chief Bisa French 510-621-1802).

**O.9 Rent Program**

- O.9.a Cooperative Cost Pool Agreement with Richmond Rent Board

APPROVE a Cooperative Cost Pool Agreement between the Richmond Rent Board and the City of Richmond - City Manager's Office (Shasa Curl 510-620-6512/Andrea Miller 510-620-6790).

**This item was continued to June 17, 2025.**

**P. BUDGET SESSION**

**P.1 Preliminary Engineer's Report and Intent to Levy Assessments for Hilltop Landscape Maintenance District (HLMD) for Fiscal Year (FY) 2025-2026**

ADOPT a resolution approving the preliminary Engineer's Report for Fiscal Year 2025-2026 for the Hilltop Landscaping Maintenance District; DECLARE the City Council's intention to increase and collect the annual assessments; and schedule a public hearing about the proposed increased assessment on June 24, 2025, at 5:00 PM in City Council Chambers at 440 Civic Center Plaza in the City of Richmond

– Public Works Department (Daniel Chavarria 510-620-5478/Jason Lacey 510-620-6920).

Deputy Director of Public Works Robert Armijo introduced the item. Mr. Armijo and SCI Consulting Group representative Edric Kwan presented a PowerPoint. Link to view presentation: [Hilltop Landscaping Maintenance District](#).

Cordell Hindler gave comments in person. Discussion ensued. The Council requested an analysis on what the impact would be if the City only paid the minimum general benefit and additional proposed funds above the minimum were instead reallocated to general fund areas. Further discussion ensued.

Vice Mayor Zepeda made a motion to adopt the resolution approving the preliminary Engineer's Report for Fiscal Year 2025-2026 for the Hilltop Landscaping Maintenance District, bringing it back June 24th with updates from the community, and declaring the City Council's intention to increase and collect the annual assessment and schedule a public hearing about the proposed increased assessment on June 24, 2025, at 5:00 PM in City Council Chambers. The motion died for lack of a second.

**Motion by** Councilmember Doria Robinson

**Seconded by** Councilmember Jamelia Brown

To adopt the resolution as written and also to create an ad hoc committee which will work with staff on a long-term solution for the recurring inequity issue in landscape maintenance services.

Ayes (6): Councilmembers Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Sue Wilson, and Mayor Eduardo Martinez.

Noes (1): Vice Mayor Cesar Zepeda

Passed

**Adopted Resolution No. 67-25**

**P.2 Preliminary Engineer's Report and Intent to Levy Assessments for Marina Bay Landscape and Lighting Maintenance District (MBLLMD) for Fiscal Year (FY) 2025-2026**

ADOPT a resolution approving the preliminary Engineer's Report for Fiscal Year 2025-2026 for the Marina Bay Landscaping and Lighting Maintenance District (MBLLMD), declaring the City Council's intention to increase the annual assessment in the MBLLMD, and setting a public hearing about the proposed increased assessment for June 24, 2025, at 5:00 PM in City Council Chambers at 440 Civic Center Plaza in the City of Richmond – Public Works Department (Daniel Chavarria 620-5478/ Robert Armijo 620-5477/Jason Lacey 620-6920).

Deputy Director of Public Works Robert Armijo introduced the item. Willdan Financial representative Tony Thrasher and Mr. Armijo presented a PowerPoint. Link to view presentation: [Marina Bay Landscape and Lighting Maintenance District](#).

Cordell Hindler gave comments in person. Bhavin Khatri gave comments via teleconference. Discussion ensued.

**Motion by** Councilmember Sue Wilson  
**Seconded by** Councilmember Jamelia Brown

To approve the recommended action with the addition that beginning in budget year 2026–27, the budget section Engineer’s Report will be presented to the MBLLMD Advisory Committee for input at least two weeks prior to the City Council’s consideration of the resolution of intent to levy assessments. Also, to create an ad hoc committee which will work with staff on a long-term solution for the recurring inequity issue in landscape maintenance services.

Ayes (7): Councilmembers Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Sue Wilson, Vice Mayor Cesar Zepeda, and Mayor Eduardo Martinez.

Passed

**Adopted Resolution No. 68-25**

**P.3 Budget Study Session on Proposed FY 2025-26 Operating Budget and FY 2025-30 Five-Year Capital Improvement Plan**

RECEIVE the draft Fiscal Year 2025-26 Annual Operating Budget and Fiscal Year 2025-30 Five-Year Capital Improvement Plan Budget presentation; and PROVIDE DIRECTION to staff prior to final budget adoption – City Manager’s Office/Finance Department (Shasa Curl 510-620-6512/Nickie Mastay 510-620-6609/Andrea Miller 510-620-6790/Mubeen Qader 510-412-2077).

City Manager Shasa Curl introduced the item. Ms. Curl, Director of Finance Andrea Miller, Deputy City Manager LaShonda White, Assistant Deputy Director of Public Works Josef Munoz, and Community Development Director Lina Velasco presented a PowerPoint. Link to view presentation: [Fiscal Year 25-26 Budget Presentation](#).

Discussion ensued. Cordell Hindler, Jamin Pursell, Jillian de la Torre, and Kevin Tisdell gave comments in person. Roxanne Carrillo Garza, Stephanie Zhang, and Johana Gurdian gave comments via teleconference. Mayor Martinez proposed that the Council email their suggestions for budget changes to staff for consideration when the item is brought back.

**Q. PUBLIC HEARINGS**

**Q.1 Annual Public Hearing on Vacancies**

HOLD a public hearing where the City will present information on the status of vacancies and the City’s recruitment and retention efforts in 2024 – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).

Director of Human Resources Sharrone Taylor introduced the item. Ms. Taylor presented a PowerPoint. Link to view presentation: [Vacancies Presentation](#)

Discussion ensued. The Council requested more information on the following: savings due to the vacancy rate; the vacancy rate over the last four years; positions in each department with details on classification, vacancies, recruitment/hiring status; amount of positions vacated as others are filled; month by month department recruitment requisitions and vacant jobs posted on the website in 2024; the cost of the vacancy rate in relation to overtime; and the number of employees in each bargaining unit.

Mayor Martinez opened the public hearing. IFPTE Local 21 representatives waived their time to give a statement to the City Council, opting to speak under public comment instead. SEIU Local 1021 representative Kevin Tisdell gave a statement on behalf of the bargaining unit. Richmond Police Officers Association

representative Benjamin Therriault gave statements on behalf of the bargaining unit. Cordell Hindler, John Varga, Loch Sekona, Yvette Williams, and Gregory Everetts gave comments in person. Sonja Yancey gave comments via teleconference. Mayor Martinez closed the public hearing.

Further discussion ensued. The Council requested more information on the following: separations; employee diversity; the difficulties part time employees face; and the annual hiring plan.

**R. NEW BUSINESS**

**R.1 Development of Ordinance to Ban Land Grab Practices and Promote Housing Accessibility**

DIRECT City staff to study federal and state legislation regarding land grab practices by for profit corporations and investors and return to the City Council within 180 days with recommendations regarding the viability of enacting a local ordinance, at which time the City Council may decide whether to direct staff to draft an ordinance - Councilmember Soheila Bana (510-672-3490). **This item was continued from the May 27, 2025, meeting.**

**This item was continued to June 17, 2025.**

**R.2 Allocation of \$6,000 to Support the 2025 Juneteenth Celebration**

APPROVE a one-time appropriation of \$6,000 to support the 2025 Juneteenth Celebration, which will assist with key components of the event—including youth-centered activities, community engagement, and cultural programming - Councilmember Jamelia Brown (510-412-2050).

**This item was continued to June 17, 2025.**

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

The item was not heard.

**T. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:00 p.m. in honor of Ameen Khalifa to meet again on June 17, 2025, at 5:00 p.m.

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Clerk of the City of Richmond

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Mayor