



**City Hall  
1401 Marina Way South  
Richmond, CA 94804**

**AGENDA  
Tuesday, June 17, 2008**

**Mayor  
Gayle McLaughlin**

**Vice Mayor  
John E. Marquez**

**Councilmembers  
Thomas K. Butt  
Nathaniel Bates  
Ludmyrna Lopez  
Jim Rogers  
Harpreet S. Sandhu  
Tony K. Thurmond  
Maria T. Viramontes**

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**The Richmond City Council also serves as Board Members and Commission Members for the following:**

**Community Redevelopment Agency  
Housing Authority  
Joint Powers Financing Authority  
Surplus Property Authority  
Local Reuse Authority**

# MEETING PROCEDURES

The City of Richmond encourages community participation at its City Council meetings and has established procedures that are intended to accommodate public input in a timely and time-sensitive way. As a courtesy to all members of the public who wish to participate in City Council meetings, please observe the following procedures:

**PUBLIC COMMENT ON AGENDA ITEMS:** Anyone who desires to address the City Council on items appearing on the agenda 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 and discussion has commenced, no person shall be permitted to speak on the item other than those persons who have submitted their names to the City Clerk. Your name will be called when the item is announced for discussion. **Each speaker will be allowed TWO (2) MINUTES to address the City Council on NON-PUBLIC HEARING items listed on the agenda.**

**OPEN FORUM FOR PUBLIC COMMENT:** Individuals who would like to address the City Council on matters not listed on the agenda or on **Presentations, Proclamations and Commendations, Report from the City Attorney, or Reports of Officers** may do so under Open Forum. All speakers must complete and file a pink speaker’s card with the City Clerk **prior** to the commencement of Open Forum. **The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak during this item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of 2 minutes; 16 to 24 speakers, a maximum of 1 and one-half minutes; and 25 or more speakers, a maximum of 1 minute.**

**SPEAKERS ARE REQUESTED TO OCCUPY THE RESERVED SEATS IN THE FRONT ROW BEHIND THE SPEAKER’S PODIUM AS THEIR NAME IS ANNOUNCED BY THE CITY CLERK.**

**CONSENT CALENDAR:** Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the audience or the City Council. A member of the audience requesting to remove an item from the Consent Calendar must complete and file a speaker’s card with the City Clerk **prior to the City Council’s consideration of Item C, Agenda Review.** An item removed from the Consent Calendar may be placed anywhere on the agenda following the City Council’s agenda review.

*The City Council’s adopted Rules of Procedure recognize that debate on policy is healthy; debate on personalities is not. The Chairperson has the right and obligation to cut off discussion that is too personal, too loud, or too crude.*

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## Evening Open Session

5:00 p.m.

- A. **ROLL CALL**
- B. **PUBLIC COMMENT**
- C. **ADJOURN TO CLOSED SESSION**

**Closed Session**  
Shimada Room of City Hall

A. **CITY COUNCIL**

**A-1. LIABILITY CLAIMS - PENDING LITIGATION (Government Code Section 54956.9):**

Claimant: Michael and Joanna Lyons  
Agency Claimed Against: City of Richmond

Claimant: Penny Turner  
Agency Claimed Against: City of Richmond

**A-2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision [a] of Government Code Section 54956.9):**

Auto Warehousing Corporation vs. City of Richmond

Richmond Residents for Responsible Antenna Placement vs. City of Richmond, et al.

**A-3. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):**

City Designated Representative(s): Bill Lindsay, Leslie Knight, Lisa Stephenson, Bruce Soublet, and Chris Magnus  
Counsel: Jack Hughes, Liebert Cassidy Whitmore  
Employee Organization or unrepresented employee(s): Richmond Police Officers' Association (RPOA), and Richmond Police Management Association (RPMA)

**A-4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code**

Section 54956.8):

Property: 1320 Canal Boulevard, Richmond, CA 94804  
Negotiating Parties: Jim Matzorkis, City of Richmond  
Negotiations: Terms and Price

**B. REDEVELOPMENT AGENCY**

**B-1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):**

Real Property Negotiations (Government Code Section 54956.8)  
Property: South 47th Street, totaling 7,500 sq. ft., APN: 513-321-002  
Negotiating Parties: Steve Duran/Patrick Lynch, City of Richmond  
Negotiations: Terms and Price

Real Property Negotiations (Government Code Section 54956.8)  
Property: 258-270 3rd Street, totaling 10,293 sq. ft., APNP: 538-200-001-5; 538-200-028; 538-200-029  
Negotiating Parties: Steve Duran/Patrick Lynch, City of Richmond  
Negotiations: Terms and Price

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**Special Meeting Richmond Housing Authority**

6:15 p.m.

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. OPEN FORUM FOR PUBLIC COMMENT**

**E. RESOLUTIONS**

**E-1. ADOPT A RESOLUTION - approving the Housing Authority's FY 2008/2009 budget in the amount of \$27,627,172 - Housing Authority (Tim Jones 621-1310).**

**F. PUBLIC HEARING**

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**F-1.** ADOPT A RESOLUTION - approving submittal of the Richmond Housing Authority 2008 One-Year and Five-Year Agency Plan to the U.S. Department of Housing and Urban Development - Housing Authority (Tim Jones 621-1310).

**G. ADJOURNMENT**

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**Richmond Community Redevelopment Agency**

6:30 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. OPEN FORUM FOR PUBLIC COMMENT**

**D. CONSENT CALENDAR**

**D-1.** ADOPT A RESOLUTION - authorizing the Executive Director to execute a contract with Seifel Consulting, Inc. in an amount not to exceed \$537,625, for a term beginning July 1, 2008, and ending March 31, 2009, to provide consulting services for the preparation of Redevelopment Plan Amendments to increase the fiscal limits on tax increment collection and outstanding bonded indebtedness and extend the time period for eminent domain authority where necessary for blight elimination. (The Finance Standing Committee reviewed this item on June 6, 2008, and recommended approval by the Redevelopment Agency) - Richmond Community Redevelopment Agency (Steve Duran/Alan Wolken 307-8140).

**D-2.** ADOPT A RESOLUTION - approving and adopting the FY 2008/2009 budget for the Richmond Community Redevelopment Agency in the amount of \$115,420,099 and the Five-Year 2008-2013 Capital Project and Program Budget totaling \$110,251,000 - Richmond Community Redevelopment Agency (Steve Duran/Nickie Mastay 307-8140).

**D-3.** ADOPT A RESOLUTION - authorizing the application for grant funds from the California Department of Housing and Community Development's CalHOME Program in an amount not to exceed \$900,000 and authorizing the execution of related documents to accept grant and expend as approved by HCD - Richmond Community Redevelopment Agency (Steve Duran/Patrick Lynch 307-8140).

**D-4.** APPROVE - the minutes of the Richmond Community Redevelopment Agency

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meeting held on June 3, 2008 - City Clerk's Office (Diane Holmes 620-6513).

**E. ADJOURNMENT**

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**Special Joint Meeting of the Richmond Community Redevelopment  
Agency/City Council  
6:45 p.m.**

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. PUBLIC HEARING**

**C-1.** Conduct a Joint City Council/Redevelopment Agency public hearing to receive testimony regarding the following proposed 2008-2010 Consolidated Action Plan:

(a) Adopt a City Council Resolution (Attachment 1) approving the 2008-2010 Consolidated Action Plan and authorizing the submittal of the Consolidated Action Plan to HUD.

(b) Adopt a Richmond Community Redevelopment Agency Resolution (Attachment 2) for the administration of the CDBG and HOME Programs and authorize the Executive Director to negotiate and execute all contracts with vendors and professional services consultants as detailed in this Agenda Report.

- Richmond Community Redevelopment Agency (Steve Duran/Patrick Lynch 307-8140)

**D. ADJOURNMENT**

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**CITY COUNCIL**

7:00 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. AGENDA REVIEW**

**D. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**

**D-1.** Presentation of "Exceptional Techs Student Awards" to students from Techs After School Program at MLK Elementary - Mayor McLaughlin (620-6503).

**E. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE AND NON-CONFIDENTIAL DISCUSSIONS HELD DURING CLOSED SESSION**

**F. CONSENT CALENDAR**

**F-1.** APPROVE - a contract with Pyro Spectaculars North, Inc. from McClellan Park, CA, in the amount of \$27,500 for the 2008 Fireworks Celebration to be held July 3, 2008, at Marina Bay Park - Recreation Department (Keith Jabari 620-6791).

**F-2.** APPROVE - a contract with Ki Research Institute, Albany, CA, for conflict resolution training for the Richmond Public Library's Literacy for Every Adult Program (LEAP), continuing the current pilot program, for FY 2008/2009 in an amount not to exceed \$32,000 - Library & Cultural Services (Monique A. le Conge 620-6951).

**F-3.** APPROVE - the purchase of 65 Panasonic Toughbook® computers for the Police Department from CDCE, Inc., at a cost not to exceed \$583,946.25 (\$383,890.00 for hardware, \$45,500.00 for de-installation/installation services for Police, \$54,600.00 for a five-year hardware accidental replacement coverage, and \$62,400.00 for a one-year maintenance agreement (This item was reviewed by the Finance Committee on April 18, 2008, and referred to the City Council for approval) - Police Department (Chief Chris Magnus 620-6655).

**F-4.** APPROVE - a two-year contract with Neighborhood House of North Richmond

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(NHNR), acting as the fiscal agent for Straight Talk on Prison (STOP), in the amount of \$91,250 for family-based case management services, as per the California Gang Reduction & Intervention Program (CalGRIP) grant - Employment & Training (Sal Vaca 307-8006).

- F-5.** ADOPT A RESOLUTION - approving the revised boundaries of the proposed Targeted Employment Area and directing the submittal of a revised application to the California State Housing and Community Development for an updated Targeted Employment Area designation - Richmond Community Redevelopment Agency (Steve Duran/Thomas Mills 307-8140).
- F-6.** APPROVE- a contract with Merriwether & Williams Insurance Services to provide contracting and Bonding assistance for Richmond businesses for the term of June 17, 2008, through June 30, 2009, for an amount not to exceed \$50,000 - Employment & Training (Sal Vaca 307-8006).
- F-7.** APPROVE - a contract with Mr. Larry Winston to provide classroom instruction for the RichmondBUILD training program. The term of the contract will be from April 1, 2008, through March 20, 2009, for an amount not to exceed \$40,000 - Employment & Training (Sal Vaca 307-8006).
- F-8.** INTRODUCE AN ORDINANCE - (first reading) establishing wages, salary, and compensation for the new classification of Low Income Public Housing Asset Specialist (Salary Range 36D: \$4,034 - \$4,761/month) - Human Resources (Leslie Knight 620-6600).
- F-9.** ADOPT A RESOLUTION - amending the City of Richmond's Position Classification Plan to add the new classification of Low Income Public Housing Asset Specialist - Human Resources (Leslie Knight 620-6600).
- F-10.** APPROVE - a contract with The Graceland College Center for Professional Development and Lifelong Learning, Inc. dba Skillpath Seminars in the amount of \$60,800, for employee training for the period of July 1, 2008, through June 30, 2009 - Human Resources (Leslie Knight 620-6600).
- F-11.** APPROVE - a contract with Liebert Cassidy Whitmore LLP in the amount of \$50,000 for contract negotiations, employee training, and legal consultation for the period of July 1, 2008, through June 30, 2009 - Human Resources (Leslie Knight 620-6600).
- F-12.** ADOPT A RESOLUTION - approving the Engineer's Report for FY 2008/2009 for the Hilltop Landscape Maintenance District ("HLMD"), and announcing a public

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hearing, for July 1, 2008 , for the proposed increase in assessments for FY 2008/2009 - Public Works (Yader A. Bermudez 231-3009).

- F-13.** APPROVE - contract amendment no. 1 with DP Security, LLC in an amount not to exceed \$42,563.36, to provide continued monitoring and securing of the restroom facilities at Nevin, Nicholl, M.L. King, J.F. Kennedy, La Moine, Parchester, Shields-Reid, and Booker T. Anderson Parks - Public Works (Yader A. Bermudez 231-3009).
- F-14.** APPROVE - a contract with Urban Ecology in an amount not to exceed \$30,000 for design services for the renovation of the Solano Playlot - Public Works (Yader A. Bermudez 231-3009).
- F-15.** ACKNOWLEDGE - receipt of the City of Richmond's Comprehensive Annual Financial Report for the year ended June 30, 2007. (The Finance Committee reviewed this item on April 18, 2008, and recommended approval by the City Council) - Finance Department (James Goins 620-6740).
- F-16.** INTRODUCE AN ORDINANCE (first reading) - amending the existing Comprehensive Planning Fee, reducing the fee from 0.6810% of project valuation to 0.1769% of project valuation - Finance Department (James Goins 620-6740).
- F-17.** ADOPT A RESOLUTION - to closeout the El Sobrante Developing Area and to discontinue collecting the public facilities fees specific to this area. (The Finance Committee reviewed this item on May 16, 2008, and recommended approval by the City Council) - Finance Department (James Goins 620-6740).
- F-18.** ADOPT A RESOLUTION - to closeout the Brickyard Cove Developing Area and to discontinue collecting the public facilities fees specific to this area. (The Finance Committee reviewed this item May 16, 2008, and recommended approval by the City Council) - Finance Department (James Goins 620-6740).
- F-19.** ADOPT A RESOLUTION - declaring the City's official intent to use proceeds of indebtedness to reimburse itself for certain expenditures in connection with improvements made to the Point Potrero Marine Terminal. - Finance Department (James Goins 620-6740).
- F-20.** ADOPT A RESOLUTION - approving the 2008-09 Appropriation Limit pursuant to Article XIII B, as amended by the Constitution of the State of California - Finance Department (James Goins 620-6740).
- F-21.** APPROVE - a contract with Barg Coffin Lewis & Trapp LLP, for Fiscal Year 2008/2009, for an amount of \$25,000 for the continued defense of the California Environmental Quality Act (CEQA) litigation entitled "Coalition of Concerned

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Citizens of Point Richmond vs. City of Richmond" - City Attorney's Office (Louise Renne 620-6509).

- F-22.** APPROVE - a contract with Barg Coffin Lewis & Trapp LLP, for Fiscal Year 2008/2009, for an amount of \$25,000 for the continued defense of the California Environmental Quality Act (CEQA) litigation entitled "James Littlehale vs. City of Richmond" - City Attorney's Office (Louise Renne 620-6509).
- F-23.** APPROVE - a third amendment to the contract with the Glen Price Group to provide grant seeking and proposal writing services to City departments, increasing the not to exceed cost by \$200,000 for a total cost of \$481,000, and extending the term by 12 months through June 2009. (The Finance Committee reviewed this item on June 6, 2008, and recommended approval by the City Council) - City Manager's Office (Bill Lindsay 620-6512).
- F-24.** APPROVE - the 2008 revised City of Richmond Records Retention Schedule - City Clerk's Office (Diane Holmes 620-6513).
- F-25.** ADOPT - the following five resolutions to hold a Municipal and Special Municipal Election on November 4, 2008: (1) Calling and Giving Notice of a Municipal Election, (2) Calling and Providing for a Special Municipal Election (Business License Act), (3) Requesting the County Board of Supervisors to Consolidate the Municipal Election with the Statewide Election, (4) Adopting Regulations for Candidates and Action To Be Taken In Case of a Tie Vote, and (5) Providing for the Filing of Rebuttal Arguments - City Clerk's Office (Diane Holmes 620-6513).
- F-26.** APPROVE - the minutes of the Special Meeting of the West Contra Costa Unified School District and the Richmond City Council held on May 1, 2008; the Regular Meetings of the Richmond City Council held on May 20, 2008, and June 3, 2008; and the Special Meeting of the Richmond City Council held on May 27, 2008 - City Clerk's Office (Diane Holmes 620-6513).

**G. PUBLIC HEARINGS**

**H. OPEN FORUM FOR PUBLIC COMMENT**

**I. AGREEMENTS**

**J. RESOLUTIONS**

- J-1.** ADOPT A RESOLUTION - approving the Fiscal Year 2008/2009 Annual Operating

Budget - Finance Department (James Goins 620-6740).

- J-2.** ADOPT A RESOLUTION - in support of the Brief of Amici Curiae from the National League of Cities which was filed in support of the County of San Diego - City Attorney's Office (Louise Renne 620-6509).
- J-3.** ADOPT A RESOLUTION - in support of renewing the West Contra Costa Unified School District's (WCCUSD) Parcel Tax - Councilmember Thurmond (620-6518).

**K. ORDINANCES**

- K-1.** INTRODUCE AN ORDINANCE (first reading) - amending subsections 2.62.060, 2.62.105, and 262.130 of Section 2.62 of the Richmond Municipal Code relating to appeals of administrative citations (The Public Safety Committee reviewed this item on March 20, 2008, and recommended approval by the City Council) - Police Department (Chief Chris Magnus 620-6656).
- K-2.** INTRODUCE AN ORDINANCE (first reading) - establishing a temporary moratorium on the acceptance, processing and approval of applications to locate massage establishments within the City of Richmond until regulations and criteria can be developed for this use - Planning Department (Richard Mitchell 307-8159).

**L. COUNCIL AS A WHOLE**

- L-1.** Receive report on possible relocation of the County Health Center, currently located at 38th Street and Bissell Avenue, to the Doctors Hospital campus on Vale Road in the City of San Pablo; and provide direction to staff as necessary - City Manager's Office/Richmond Community Redevelopment Agency (Bill Lindsay/Steve Duran 620-6512).
- L-2.** Discuss and direct staff relative to previously approved buffer zone on Marina Way South - Vice Mayor Marquez (620-6581).

**M. REPORTS OF OFFICERS: STANDING COMMITTEE REPORTS, REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)**

**N. ADJOURNMENT**

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*This agenda may be previewed on KCRT – Channel 28, Richmond Television,  
City website [ci.richmond.ca.us](http://ci.richmond.ca.us). Any Documents produced by the City and distributed to a majority of the  
City Council regarding any item on this agenda will be made available at the  
Main Counter at City Hall located at 1401 Marina Way South.*