



Agenda

PLEASE NOTE: HYBRID MEETING FORMAT

- JOINT REGULAR MEETING OF THE SURPLUS PROPERTY AUTHORITY/RICHMOND CITY COUNCIL

Tuesday, December 2, 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

NOTICE: MASKS ARE STRONGLY ENCOURAGED!!

*****REGISTER TO VOTE HERE!*****

<https://registertovote.ca.gov/>

The last day to register to vote for the June 2, 2026, Primary Election is May 18, 2026

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

Link to City Council Agendas/Packets

<http://www.ci.richmond.ca.us/4157/City-ofRichmond-Council-Meetings>

Register to receive notification of new agendas, etc.

<http://www.ci.richmond.ca.us/list.aspx>

HOW TO WATCH THE MEETING FROM HOME:

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:

[https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone.](https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone) **

**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.

Via email: to 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>

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Council receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

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**). The procedures for discussion do not apply to items sponsored by the mayor or councilmembers.

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.

CONDUCT AT MEETINGS: Richmond City Council meetings are limited public forums during which the City strives to provide an open, safe atmosphere and promote robust public debate. Members of the public, however, must comply with state law, as well as the City's laws and procedures and may not actually disrupt the orderly conduct of these meetings. The public, for example, may not shout or use amplifying devices, must submit comment cards and speak during their allotted time, may not create a physical disturbance, may not speak on matters unrelated to issues within the jurisdiction of the City Council or the agenda item at hand, and may not cause immediate threats to public safety.

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Accessibility for Individuals with Disabilities: Upon request, the City will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone

number and/or email address, and a description of the modification, accommodation, auxiliary aid, service 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. CLOSED SESSION

C.1 LIABILITY CLAIMS (Government Code Section 54956.9)

- Claimant: Terminal One Development, LLC
Agency Against: City of Richmond
- Claimant: Armando Moreno
Agency Claimed Against: City of Richmond
- Claimant: Robert Aiavao
Agency Claimed Against: City of Richmond

C.2 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

- Agency Representatives: Sharrone Taylor, Jack Hughes, and Lisa Charbonneau

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 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: City Attorney

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

E. ADJOURN TO CLOSED SESSION



F. JOINT REGULAR MEETING OF THE SURPLUS PROPERTY AUTHORITY/RICHMOND CITY COUNCIL

6:00 p.m.

G. PLEDGE OF ALLEGIANCE

H. ROLL CALL

I. STATEMENT OF CONFLICT OF INTEREST

J. AGENDA REVIEW

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

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

L.1 NEW EMPLOYEE REPORT - 1st Tuesday

M. 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)

N. SURPLUS PROPERTY AUTHORITY CONSENT CALENDAR

N.1 Lease Agreements between the Surplus Property Authority and Far West Cider, LLC, CDK Wines, LLC dba Carica Wines, and KARIBU Lounge, Inc. at 1325 Canal Boulevard

11

APPROVE lease agreements with: (1) Far West Cider, LLC in the amount of \$74,232 annually; (2) CDK Wines, LLC dba Carica Wines in the amount of \$10,500 annually; and (3) KARIBU Lounge Inc. (formerly The Wachira Group, LLC dba Wachira Wines) in the amount of \$10,500 annually; commencing December 1, 2025, ending November 30, 2026 – Economic Development Department/Port/Surplus Property Authority (Charles Gerard 510-620-6792).

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.)

O.1 City Attorney's Office

O.1.a Contract Amendment to legal services agreement with Best Best & Krieger LLP

108

APPROVE a first amendment to the Best, Best & Krieger LLP legal services agreement, adding \$150,000 for a total amount not to exceed \$160,000, with term ending December 31, 2027, to provide advice and representation in general municipal law matters – City Attorney's Office (Kimberly Chin 510-620-6709/Shannon Moore 510-620-6509).

O.2	Community Development	
O.2.a	Legal Services Agreement with Goldfarb & Lipman, LLC	134
	APPROVE a legal services agreement with Goldfarb & Lipman, LLP to assist the Community Development Department regarding land use, housing, and real estate matters, for a total contract amount not to exceed \$250,000, with a term ending June 30, 2028 – Community Development Department (Lina Velasco 510-620-6841).	
O.2.b	Regional Measure 3 (RM3) Funding Allocation for Neighborhood Complete Streets and Richmond Wellness Trail Phase II	159
	ADOPT a resolution to: (1) REQUEST an allocation for Regional Measure 3 (RM3) funds from the Metropolitan Transportation Commission (MTC) and (2) ACCEPT and APPROPRIATE \$10,000,000 in Regional Measure 3 (RM3) funding for construction of Neighborhood Complete Streets for \$7,500,000, and Richmond Wellness Trail Phase II for \$2,500,000 – Community Development Department (Lina Velasco/Beatriz Guerrero Auna 510-620-5450).	
O.3	Economic Development	
O.3.a	Bill Credit from Richmond Sanitary Service (dba Republic Services) for the Solidarity Strike in July 2025	205
	ACCEPT and AUTHORIZE the city manager or their designee to sign the Memorandum of Understanding between the City of Richmond and Richmond Sanitary Service, Inc (dba Republic Services) settling claims for service interruptions that occurred during the solidarity strike in July 2025 – Economic Development Department (Samantha Carr 510-620-5407/Nannette Beacham 510-621-1306/Shasa Curl 510-620-6512).	
O.3.b	Third Quarter 2025 Update for Projects within Richmond's Green Blue New Deal (GBND)	210
	RECEIVE a report on the status of the Richmond Green-Blue New Deal projects - Economic Development Department (Jesson de Leon 510-412-2023/Junne Garcia 510-620-6524/ Nannette Beacham 510-620-1306).	

O.3.c	Accept Grant Funding and Approve Contract Amendment No. 1 with Momentum for Port Dock Restoration	268
	<p>ADOPT a resolution to ACCEPT and APPROPRIATE, contingent upon award, \$11,224,449 in grant funds from the U.S. Department of Transportation Maritime Administration (MARAD) and \$2,806,112 in Port Enterprise Fund matching contributions into the Port Enterprise Fund budget; and to APPROVE the first amendment to the Fiscal Year 2025–26 on-call contract with Momentum in the amount of \$140,000, contingent upon grant award, for post-award grant administration and management services for the Dock Restoration for Improved Vehicle Entry (DRIVE) Project – Economic Development Department/Port (Charles Gerard 510-620-6792).</p>	
O.4	Human Resources	
O.4.a	Year-End Closure from December 24, 2025, through January 1, 2026	338
	<p>ADOPT a resolution approving the Side Letters between the City of Richmond and Service Employees International Union (SEIU) Local 1021 (Full-Time and Part-Time Units) and International Federation of Professional and Technical Engineers (IFPTE) Local 21 (Mid-Management and Executive Management Units) regarding the holiday closure 2025 – Human Resources Department (Sharrone Taylor/Nickie Mastay 510-620-6602).</p>	
O.4.b	Contract Amendment with Bob Murray and Associates for Recruitment Services	348
	<p>APPROVE a contract amendment with Bob Murray & Associates to increase the payment limit by \$34,000 for a total payment limit of \$68,000, and extend the term through December 31, 2026, for the purpose of conducting recruitments for specialized positions - Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).</p>	
O.4.c	Amendments to the Position Control List	418
	<p>ADOPT a resolution to amend staffing and position control list and allocate the necessary salary, wages, and benefits as required – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).</p>	

O.4.d	Memorandum of Understanding between IFPTE Local 21 Mid-Management	424
	ADOPT a resolution to APPROVE a successor Memorandum of Understanding (MOU) between the City of Richmond and International Federation of Professional and Technical Engineers (IFPTE) Local 21 Mid-Management for the term of July 1, 2025, to June 30,2028, and DIRECT the city manager or their designee to update the publicly available salary schedule with the adopted wage increases during the term of the MOU – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).	
O.4.e	Memorandum of Understanding between IFPTE Local 21 Executive Management	510
	ADOPT a resolution approving a successor Memorandum of Understanding (MOU) between the City of Richmond and International Federation of Professional and Technical Engineers (IFPTE) Local 21 Executive Management for the term of July 1, 2025, to June 30, 2028, and DIRECT the city manager or their designee to update the publicly available salary schedule with the adopted wage increases during the term of the MOU – Human Resources Department (Nickie Mastay/Sharrone Taylor 510-620-6602).	
O.5	Public Works	
O.5.a	Contract with WR Forde for the Richmond Art and Light Project	574
	ADOPT a resolution to APPROVE a construction contract with WR Forde for the Richmond Art and Light Project in the amount of \$374,000, with a term from October 1, 2025, to July 1, 2026, and AUTHORIZE the public works director to approve change orders up to \$37,400 or 10 percent contingency – Public Works Department (Jene Levine Snipes 510-307-8132/Robert Armijo 510-620-5477).	
O.5.b	Bayview Avenue Grade Separation Safety & Bike Lane Improvements Project – UPRR Preliminary Engineering Services Agreement.	601
	ADOPT a resolution to APPROVE the Preliminary Engineering Services Agreement with Union Pacific Railroad Company (UPRR) for the Bayview Avenue Grade Separation Safety & Bike Lane Improvements Project; AUTHORIZE the public works director to execute the agreement and approve minor amendments, provided the total cost does not exceed \$25,000; and transfer and APPROPRIATE \$37,376 in unspent funds from Project 29105 – 37th Street Improvement Close-out to Project 23040 – Bayview Avenue Grade Separation Safety & Bike Lane Improvements Project in the General Capital Fund – Public Works Department (Hillal Hamdan 510-620-1612/Robert Armijo 510-620-5477).	

O.5.c Real estate agreements with property owners and City of Richmond, I-80/Central Avenue, Interchange Improvements (phase 2) Project.

612

ADOPT a resolution to ACCEPT the required right-of-way acquisitions, including easements and grant deeds, for the I-80/Central Avenue Improvements (Phase II) Project and AUTHORIZE the city manager or designee to execute all necessary documents and DIRECT the city clerk to record executed instruments with Contra Costa County - Public Works Department (Hillal Hamdan 510-621-1612/Robert Armijo 510-620-5477).

P. NEW BUSINESS

P.1 Contract with RDH Building Science for Craneway Pavilion Condition Assessment

631

APPROVE a contract with RDH Building Science to perform a condition assessment of the Craneway Pavilion, located at the historic Ford Assembly Plant, with a payment limit of \$169,500, for a term ending December 31, 2026, and AUTHORIZE the city manager, with assistance of the City's Attorney's Office, to negotiate and execute the contract - Community Development Department (Lina Velasco 510-620-6706).

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

R. ADJOURNMENT
