



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

**Tuesday, July 18, 2006**

**Mayor**  
Irma L. Anderson

**Vice Mayor**  
Maria T. Viramontes

**Councilmembers**  
Nathaniel Bates  
Thomas K. Butt  
Richard Griffin  
John E. Marquez  
Gayle McLaughlin  
Jim Rogers  
Tony K. Thurmond

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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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**MORNING OPEN SESSION**  
**8:30 a.m.**

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

**CLOSED SESSIONS**  
Shimada Room of City Hall

**CITY COUNCIL**

- CC-1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Initiation of litigation pursuant to subdivision (c) of § 54956.9

One Case

- CC-2. CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6):

City Designated Representative(s): **Bill Lindsay and Leslie Knight**

Employee Organization or Unrepresented Employee: **IAFF Local 188, SEIU Local 790, Local 21, Local 188, SEIU Local 21, RFMA, RPOA, Unrepresented Employees**

**CC-3. LIABILITY CLAIMS**

**Claimants:** (1) **Gregory Gibson**  
(2) **Lois Silva**  
(3) **James Filippi**

**Agency Claimed Against:** **City of Richmond**

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**EVENING OPEN SESSIONS**

**COUNCIL CHAMBER**

**6:00 p.m.**

**The purpose of the Study Session is as follows:**

- 1. Status Report on development of proposed November ballot measure updating business license tax structure – Vice Mayor Viramontes

**Recommendation: Discuss and provide direction to staff.**

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**RICHMOND COMMUNITY REDEVELOPMENT AGENCY**

**6:30 p.m.**

**PLEDGE TO THE FLAG**

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. RESOLUTION**

- C-1. ADOPT A RESOLUTION** – authorizing the expansion of the current Façade Improvement Program boundaries to include San Pablo Avenue from the I-80 overcrossing north of Barrett Avenue to approximately the BART overcrossing south of Bissell Avenue, and from just south of Alameda Avenue to just south of San Jose Avenue insofar as those areas are within the Richmond Community Redevelopment Agency’s Project Areas – Community Redevelopment Agency (Steve Duran 307-8140).

**D. AGENCY AS A WHOLE**

**D-1.** Direct staff to release a Notice of Funding Availability (NOFA) for Community Development Block Grant (CDBG) Program and Home Investment Partnerships Act (HOME) Program funds for the 2007-2008 program year – Community Redevelopment Agency (Steve Duran 307-8140).

**E. OPEN FORUM FOR PUBLIC COMMENT**

**F. ADJOURNMENT**

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**JOINT MEETING  
RICHMOND COMMUNITY REDEVELOPMENT AGENCY/  
CITY COUNCIL  
6:50 p.m.**

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. RESOLUTIONS**

**C-1. ADOPT** – the following resolutions approving contract amendments with A&B Construction Inc:

(a) **Resolutions of the Members of the Richmond Community Redevelopment Agency:**

(1) approving a contract amendment with A&B Construction, Inc. increasing the contract from \$496,808 to \$606,808; and

(2) authorizing the use of funds under the approved budget for the North Richmond Street Improvement Project to increase A&B Construction’s contract by \$110,000 to \$606,808 and reduced by \$110,000 for Potential Improvements (Gertrude) from \$383,000 to \$273,000 – Steve Duran (307-8140).

(b) **Resolutions of the City Council of the City of Richmond:**

(1) approving a contract amendment with A&B Construction, Inc. increasing the contract from \$496,808 to \$606,808; and

(2) authorizing the use of funds under the approved budget for the North Richmond Street Improvement Project to increase A&B Construction’s contract by \$110,000 to \$606,808 and reduced by \$110,000 for Potential Improvements (Gertrude) from \$383,000 to \$273,000 – Steve Duran (307-8140).

**D. PUBLIC HEARING**

**D-1. ADOPT** – the following resolutions for proposed development of Macdonald Place Senior Housing:

(a) **Resolution of the Members of the Richmond Community Redevelopment Agency:** (1) approving and adopting the “Summary Report” pursuant to Section 33433 of the California Community Redevelopment Law, and (2) approving the Purchase and Sale Agreement with Labor of Love LDC for properties proposed for the development of Macdonald Place Senior Housing – Steve Duran (307-8140).

(b) **Resolution of the City Council of the City of Richmond:** (1) approving and adopting the “Summary Report” pursuant to Section 33433 of the California Community Redevelopment Law, and (2) approving the Purchase and Sale Agreement with Labor of Love LDC for properties proposed for the development of Macdonald Place Senior Housing – Steve Duran (307-8140).

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**CITY COUNCIL**

**7:00 p.m.**

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. AGENDA REVIEW**

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

**E. OPEN FORUM FOR PUBLIC COMMENT****F. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**

**F-1.** Presentation of a proclamation to Sharon Lynette Scott for her 31 years of exemplary service to the City of Richmond – Community Redevelopment Agency (Steve Duran 307-8140).

**G. CONSENT CALENDAR**

**G-1.** **APPROVE** – a contract amendment agreement between Trisha A. Aljoe and the City of Richmond to provide dedicated legal services in the Richmond Police Department through December 31, 2006. This amendment increases the contract amount by \$50,000, for a total amount not to exceed \$60,000 – City Attorney’s Office (John Eastman 620-6509).

**G-2.** **APPROVE** - the construction contract award for the 2006 Pavement Rehabilitation Project with Bay Cities Paving and Grading, Inc. in the amount of \$7,243,583.13 with a contingency and reserve not to exceed \$50,000 – Engineering (Rich Davidson 307-8105).

**G-3.** **REJECT** – all bids received for the Cutting Boulevard Interconnect and Detector Loop Project – Engineering (Rich Davidson 307-8105).

**G-4.** **APPROVE** – awarding a contract to Republic Electric for the installation of in-pavement crosswalk warning lights in the amount of \$197,300 with a contingency and reserve not to exceed \$20,000 – Engineering (Rich Davidson 307-8105).

**G-5.** **APPROVE** – a contract amendment to the existing contract with Harris & Associates, Inc. to extend the pavement design services to include the 2007 Pavement Rehabilitation Project, which will increase the contract value by \$370,000 for a total amount of \$720,000 – Engineering (Rich Davidson 307-8105).

**G-6.** **APPROVE** – a contract with The Mentoring Center to provide consulting assistance in establishing the Office of Violence Prevention in the City Manager’s Department – City Manager’s Office (Bill Lindsay 620-6512).

**G-7.** **APPROVE** – the lease agreement between the City of Richmond and the County of Contra Costa for the premises commonly known as, Crescent Park Childcare Center, located at 5050 Hartnett Avenue – City Manager’s Office (Janet Schneider 620-6697).

- G-8. APPROVE** - a contract with Keenology Corporation, dba CIP Planner Corp, for CIP planning software and customization of the CIP budget, at a cost not to exceed \$18,108 – Finance Department (James Goins 620-6740).
- G-9. ADOPT A RESOLUTION** – approving the Final Map and Improvement Plans of Subdivision 8520, entering into an improvement agreement with the developers, and directing the recording thereof – Engineering (Rich Davidson 307-8105).
- G-10. ADOPT A RESOLUTION** – supporting and directing the submittal of an application to the California State Housing and Community Department to be designated as a new Enterprise Zone commencing in January 2007 – Community Redevelopment Agency (Steve Duran 307-8140).
- G-11. ADOPT A RESOLUTION** – authorizing the City Manager to execute an extension of the Memorandum of Understanding (MOU) between the City of Richmond and IFPTE Local 21 in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 620-6600).
- G-12. ADOPT A RESOLUTION** – authorizing the City Manager to execute an extension of the Memorandum of Understanding (MOU) between the City and the Richmond Police Management Association in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 6600).
- G-13. ADOPT A RESOLUTION** – authorizing the City Manager to execute an extension of the Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Police Officers Association in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 620-6600).
- G-14. ADOPT A RESOLUTION** – authorizing the City Manager to execute an extension of the Memorandum of Understanding (MOU) between the City of Richmond and SEIU Local 790 in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 620-6600).
- G-15. ADOPT A RESOLUTION** – authorizing the City Manager to execute a successor of the Memorandum of Understanding (MOU) between the City of Richmond and the IAFF Local 188 in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 620-6600).

- G-16. ADOPT A RESOLUTION** – authorizing the City Manager to execute an extension of the Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Fire Management Association in accordance with the terms of the Tentative Agreement reached between the parties’ representatives – Human Resources (Leslie Knight 620-6600).
- G-17. ADOPT A RESOLUTION** – amending the City of Richmond Position Classification Plan to add the classification of **Community Affairs Coordinator** – Human Resources (Leslie Knight 620-6600).
- G-18. ADOPT A RESOLUTION** – amending the City of Richmond Position Classification Plan to add the classification of **Investment Analyst** – Human Resources (Leslie Knight 620-6600).
- G-19. ADOPT A RESOLUTION** – amending the City of Richmond Position Classification Plan to add the classification of **Staff Assistant to the City Council** – Human Resources (Leslie Knight 620-6600).
- G-20. ADOPT A RESOLUTION** – amending the City of Richmond Position Classification Plan to add the classification of **Executive Assistant to the City Manager** – Human Resources (Leslie Knight 620-6600).
- G-21. ADOPT A RESOLUTION** – amending the City of Richmond Position Classification Plan to add the classification of **Senior Assistant to the Mayor** – Human Resources (Leslie Knight 620-6600).
- G-22. ADOPT A RESOLUTION** – amending the City of Richmond classification Plan to add the classification of **City Clerk Technician** – Human Resources (Leslie Knight 620-6600).
- G-23. ADOPT AN ORDINANCE** - establishing wages, salary, and compensation for the new classification of **Library and Community Services Administrative Manager (Salary Range: \$5,316 - \$6,788/month)** – Human Resources (Leslie Knight 620-6600).
- G-24. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Public Works Street Maintenance Superintendent (Salary Range: \$6,054 - \$7,345/month)** – Human Resources (Leslie Knight 620-6600).
- G-25. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Public Works Facilities Maintenance Superintendent (Salary Ranger: \$6,054 – \$7,345/month)**– Human Resources (Leslie Knight 620-6600).

- G-26. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Recreation Supervisor (Salary Range: \$4,615 – \$5,590/month)** – Human Resources (Leslie Knight 620-6600).
- G-27. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Management Analyst (Salary Range: \$4,057 - \$4,852/month)** – Human Resources (Leslie Knight 620-6600).
- G-28. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Code Enforcement Manager (Salary Range: \$5,485 - \$6,631/month)** – Human Resources (Leslie Knight 620-6600).
- G-29. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Public Works Administrative Manager (Salary Range: \$5,316 - \$ 6,788/month)** – Human Resources (Leslie Knight 620-6600).
- G-30. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **SEIU Local 790** – Human Resources (Leslie Knight 620-6600).
- G-31. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Police Officers Association (RPOA)** – Human Resources (Leslie Knight 620-6600).
- G-32. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Police Management Association (RPMA)** – Human Resources (Leslie Knight 620-6600).
- G-33. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **IFPTE Local 21** – Human Resources (Leslie Knight 620-6600).
- G-34. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **IAFF Local 188** – Human Resources (Leslie Knight (620-6600).
- G-35. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented in the **Exempt and Confidential Management Group** – Human Resources (Leslie Knight 620-6600).
- G-36. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Fire Management Association (RFMA)** – Human Resources (Leslie Knight 620-6600).

- G-37. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Community Affairs Coordinator (Salary Range: \$4,936 - \$6,026/month)** – Human Resources (Leslie Knight 620-6600).
- G-38. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Investment Analyst (Salary Range: \$5,316 - \$6,788/month)** – Human Resources (Leslie Knight 620-6600).
- G-39. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Staff Assistant to the City Council (Salary Range: \$4,986 - \$6,035/month)** – Human Resources (Leslie Knight 620-6600).
- G-40. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Senior Assistant to the Mayor (Salary Range: \$5,613 - \$6,788/month)** – Human Resources (Leslie Knight 620-6600).
- G-41. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **Executive Assistant to the City Manager (Salary Range: \$4,288 - \$ 5,216/month)** – Human Resources (Leslie Knight 620-6600).
- G-42. INTRODUCE AN ORDINANCE** – establishing wages, salary, and compensation for the new classification of **City Clerk Technician (Salary Range: \$3,110 - \$3,779/month)** – Human Resources (Leslie Knight 620-6600).
- G-43. APPROVE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS – Library Commission**: Macel Braxton, term expiring July 1, 2007 – Mayor Anderson (620-6503).
- G-44. APPROVE** – minutes of Evening Open Sessions held on June 20, 2006 – City Clerk’s Office (Diane Holmes 620-6513).

## **H. PUBLIC HEARINGS**

- H-1.** Conduct a public hearing to accept the Engineer’s Report for Fiscal Year 2006-2007 and adopt a resolution to levy annual assessments for the Hilltop Landscape Maintenance Assessment District – Public Works (Sharon West and Rich Davidson 231-3004/307-8105).

## **I. RESOLUTIONS**

**J. ORDINANCES**

- J-1. INTRODUCE AN ORDINANCE** – amending Chapter 15.04 of the Richmond Municipal Code (Zoning Ordinance) pertaining to cemetery, crematorium, columbariums and mortuaries – Planning Department (Richard Mitchell 620-6706).
- J-2. INTRODUCE AN ORDINANCE** – to amend Richmond Municipal Code Chapter 12.16, “Sewer and Water Connections – General” – Engineering (Rich Davidson 307-8105).
- J-3. INTRODUCE AN ORDINANCE** – to amend Richmond Municipal Code Chapter 12.17, “Private Sanitary Sewer Lateral Connections” – Engineering (Rich Davidson 307-8105).
- J-4. INTRODUCE AN ORDINANCE** – to update the Local Employment Ordinance - Richmond Municipal Code Chapter 2.56 – Employment and Training (Sal Vaca 307-8006).
- J-5. INTRODUCE AN ORDINANCE** – to update the Business Opportunity Ordinance – Richmond Municipal Code Chapter 2.50 – Employment and Training (Sal Vaca 307-8006).
- J-6. INTRODUCE AN ORDINANCE** – amending Chapter 2.52 of the Municipal Code setting forth City Council authority to enter into and competitively negotiate contracts in connection with a Master Development Project in furtherance of development of City–owned properties - City Attorney’s Office (John Eastman 620-6509).
- J-7. INTRODUCE AN ORDINANCE** - setting the tax rate for the tax override pension fund for fiscal year 2006-07 – Finance (James Goins 620-6740).

**K. COUNCIL AS A WHOLE**

- K-1.** Authorize the City Manager to enter into an agreement with the West Contra Costa Unified School District to fund six School Resource Officers to be assigned at the three Richmond high schools for the term of July 1, 2006, through June 20, 2009. The officers’ salary will be reimbursed to the City of Richmond at a cost of \$118,000 per officer for a total of \$708,000 per fiscal year – Police Department (Chief Chris Magnus 620-6655).
- K-2.** Report on City of Richmond expenditures for Juneteenth – City Manager’s Office (Bill Lindsay 620-6512).

7/18/06

**K-3.** Direct staff to develop a proposal to make Richmond the lead fire agency in West Contra Costa County – Councilmember Marquez (620-6581).

**L. COMMUNICATIONS**

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

**N. ADJOURNMENT**

*This agenda may be previewed on KCRT – Channel 28,  
Richmond Television, City website [ci.richmond.ca.us](http://ci.richmond.ca.us)  
and is also posted at the Civic  
Center Library and in the lobby of City Hall South*

*CC18July2006.Agenda*