



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

**Special Meeting
Tuesday, July 25, 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

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.

MORNING SESSION

12:00 Noon

(Note Specific Time)

A. ROLL CALL

B. PUBLIC COMMENT

C. ADJOURN TO CLOSED SESSION

CLOSED SESSIONS

Shimada Room of City Hall

CITY COUNCIL

CC-1. LIABILITY CLAIMS

Claimant: (1) James Aulds

Agency Claimed Against: City of Richmond

CC-2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9:

Louise Renne (Renne, Sloan, Holtzman & Sakai, LLP)

CC-3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Subdivision [a] of Government Code Section 54956.9)

Baykeeper vs. City of Richmond

**CC-4. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code Section 54957.6)**

Title: City Attorney

REDEVELOPMENT AGENCY

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

**Property: Surplus Properties: APN 556-121-025-2;
APN 556-122-001-2; APN 534-242-022-0; APN 534-102-
013-8; APN 534-102-014-6; and State #40454, # 40455,
and #40459.**

**Negotiating Party: Steve Duran, Redevelopment Agency;
Margarita Ramos, Ramos Realty; Ron Batiste, Eagle Environment
Construction; Sheila Conn, Terra Nova Engineering, Inc.; Walter
Ross, Richmond Improvement Association**

Under Negotiation: Price and Terms

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**EVENING OPEN SESSIONS
COUNCIL CHAMBER**

**STUDY SESSION
5:00 p.m. – 6:00 p.m.**

The purpose of the Study Session is as follows:

- 1. Conceptual Review of Port Expansion Project – Finance (James Goins 620-6740/
Jim Matzorkis 215-4600).

**Recommendation: Authorize the development and execution of a work plan for
the Port. Time: 30 minutes**

- 2. Status Report on the Civic Center Project: Receive report and provide direction to staff – Community Redevelopment Agency (Steve Duran 307-8140)

Time: 30 minutes

CITY COUNCIL

COUNCIL CHAMBER

6:00 p.m. – 6:30 p.m.

A. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS

- A-1. Presentation of the Manager and Employee of the Year Awards – City Manager’s Office (Bill Lindsay 620-6512).

Recess to Shimada Room for refreshments with the recipients of the Manager and Employee of the Year Awards

RICHMOND HOUSING AUTHORITY

6:30 p.m.

PLEDGE TO THE FLAG

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. CONSENT CALENDAR

- C-1. **ADOPT A RESOLUTION** – authorizing the Executive Director of the Housing Authority to submit the 2006 Public Housing Assessment System (PHAS) Certification to the U.S. Department of Housing and Urban Development – Housing Authority (Tim Jones 620-1310).

- C-2. **ADOPT A RESOLUTION** – authorizing the Executive Director of the Housing Authority to submit the 2006 Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development– Housing Authority (Tim Jones 620-1310).

D. OPEN FORUM FOR PUBLIC COMMENT

E. ADJOURNMENT

**RICHMOND COMMUNITY REDEVELOPMENT AGENCY
6:35 p.m.**

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. CONSENT CALENDAR

C-1. APPROVE – a contract amendment with PES Environmental, Inc., for the remediation of “Area T,” at Marina Bay in an amount not to exceed \$572,930 – Community Redevelopment Agency (Steve Duran 307-8140).

C-2. APPROVE – a contract with Goldfarb and Lipman in an amount not to exceed \$200,000 for outside legal services specializing in real estate and redevelopment law and contracts to support ongoing project activities for the Agency through June 30, 2007 – Community Redevelopment Agency (Steve Duran 307-8140).

C-3. APPROVE – minutes of the special meeting held on June 27, 2006.

D. OPEN FORUM FOR PUBIC COMMENT

F. ADJOURNMENT

**JOINT MEETING
RICHMOND COMMUNITY REDEVELOPMENT AGENCY/
CITY COUNCIL
6:40 p.m.**

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. CONSENT CALENDAR

C-1. **ADOPT** – the following resolutions for construction of the East Macdonald Streetscape Improvement:

- (a) **Resolution of the Members of the Richmond Community Redevelopment Agency** amending a contract with Bay Cities Paving and Grading (“Bay Cities”) for an additional \$297,300 for construction of the East Macdonald Streetscape Improvement for a total contract amount not to exceed \$3,042,280 - Community Redevelopment Agency (Steve Duran 307-8140).
- (b) **Resolution of the City Council of the City of Richmond** amending the contract with BKF for an additional \$161,700 for related construction administrative service for a total contract amount not to exceed \$801,715 – Community Redevelopment Agency (Steve Duran 307-8140).

D. **OPEN FORUM FOR PUBLIC COMMENT**

E. **ADJOURNMENT**

**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. Proclamation declaring Tuesday, August 1, 2006, as “National Night Out” – Mayor Anderson (620-6503)

G. **CONSENT CALENDAR**

- G-1. APPROVE** – the purchase of specialized arts and crafts and projects for 11 community centers in the amount of \$10,316.52 – Library and Community Services (Monique Le Conge 620-6793).
- G-2. AUTHORIZE** – issuance of Wastewater Revenue and Refunding Bonds and approve related document as to form – Finance Department (James Goins 620-6740).
- G-3. APPROVE** – a contract amendment with Pamela Cagler to provide financial support services in the Finance Department at a cost not to exceed \$15,000 – Finance Department (James Goins 620-6740).
- G-4. APPROVE** – the purchase of specialized sports and fitness equipment for nine community centers and three exercise fitness components in the amount of \$29,463 – Library and Community Services (Monique Le Conge 620-6793).
- G-5. THIS ITEM HAS BEEN WITHDRAWN**
- G-6. APPROVE** – the purchase of furniture (chairs & tables) for nine community centers in the amount of \$53,786.32 – Library and Community Services (Monique Le Conge 620-6793).
- G-7. APPROVE** – a Cooperative Agreement with the Contra Costa Transportation Authority (CCTA), to prepare a project study report for the upgrade of the Richmond Parkway consistent with Caltrans’ standards – Engineering (Rich Davidson 307-8105).
- G-8. APPROVE** – a Cooperative Agreement with the Contra Costa Transportation Authority and the cities of Richmond and El Cerrito designates CCTA them as implementing agency for the first two phases of the I-80/Central Avenue Interchange Project – Engineering (Rich Davidson 307-8105).
- G-9. APPROVE** – a contract in an amount not to exceed \$20,000 with Contra Costa County EHSD to provide technology support for connecting the RichmondWORKS One Stop Centers to a single Wide Area Network for all of the One Stop Career Centers located within the County – Employment and Training (Sal Vaca 307-8006).
- G-10. ADOPT A RESOLUTION** – authorizing the City of Richmond to levy liens and assessments against properties determined to have accumulation and storage of abandoned, wrecked, dismantled, and inoperable vehicles, constituting a public nuisance – Police Department (Chief Chris Magnus 620-6655).
- G-11. ADOPT A RESOLUTION** – authorizing the City Manager to enter into a Cooperative Agreement with East Bay Regional Park District (EBRPD) for the construction of the Atlas Road Bridge over the railroad track in the Point Pinole area

– Engineering (Rich Davidson 307-8105).

- G-12. ADOPT A RESOLUTION** – accepting a grant award from the United States Tennis Association in the amount of \$2,500, and Northern California Grant Makers – Summer Youth Project in the amount of \$500; and approve Budget Supplements authorizing expenditure of these funds – Library and Community Services (Monique Le Conge 620-6793).
- G-13. ADOPT A RESOLUTION** – accepting a grant award from the Northern California Grant Makers – Summer Youth Project in the amount of \$4,700, and approve a Budget Supplement authorizing expenditure of these funds – Library and Community Services (Monique Le Conge 620-6793).
- G-14. ADOPT A RESOLUTION** – authorizing application by the Mayor of the City of Richmond for a *Preserve America* Community Designation – Councilmember Butt (620-6581).
- G-15. ADOPT A RESOLUTION** – approving the Master Fee Schedule in accordance with Chapters 2.34.040 and 13.25.020 of the Richmond Municipal Code – Finance (James Goins 620-6740).
- G-16. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented in the **Exempt and Confidential Management Group** – Human Resources. (Leslie Knight 620-6600).
- G-17. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **IFPTE Local 21**. FY 2006-07 impact is \$425,747 – Human Resources (Leslie Knight 620-6600).
- G-18. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Fire Management Association (RFMA)**. FY 2006-07 impact is \$ 63,252 – Human Resources (Leslie Knight 620-6600).
- G-19. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Police Management Association (RPMA)**. FY 2006-07 impact is \$ 132,458 – Human Resources (Leslie Knight 620-6600).
- G-20. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for **Richmond Police Officers Association (RPOA)**. FY 2006-07 impact is \$1,157,517 – Human Resources (Leslie Knight 620-6600).
- G-21. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **SEIU Local 790**. FY 2006-07 impact is \$1,170,351 – Human Resources (Leslie Knight 620-6600).

- G-22. ADOPT AN ORDINANCE** – establishing wages, salary, and compensation for classifications represented by **IAFF Local 188**. FY 2006-07 impact is \$1,328,111 – Human Resources (Leslie Knight (620-6600)).
- G-23. ADOPT 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-24. ADOPT 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-25. ADOPT 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-26. ADOPT 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-27. ADOPT 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-28. ADOPT 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-29. ADOPT AN ORDINANCE** – to amend Richmond Municipal Code Chapter 12.16, “Sewer and Water Connections – General” – Engineering (Rich Davidson 307-8105).
- G-30. ADOPT AN ORDINANCE** – to amend Richmond Municipal Code Chapter 12.17, “Private Sanitary Sewer Lateral Connections” – Engineering (Rich Davidson 307-8105).
- G-31. ADOPT AN ORDINANCE** – to update the Local Employment Ordinance - Richmond Municipal Code Chapter 2.56 – Employment and Training (Sal Vaca 307-8006).
- G-32. ADOPT AN ORDINANCE** – to update the Business Opportunity Ordinance – Richmond Municipal Code Chapter 2.50 – Employment and Training (Sal Vaca 307-8006).

- G-33. ADOPT 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 the Civic Center Master Development Project in furtherance of development of City–owned properties - City Attorney’s Office (John Eastman 620-6509).
- G-34. ADOPT AN ORDINANCE** - setting the tax rate for the Tax Override Pension Fund for fiscal year 2006-07 at 0.14 pursuant to section 13.16.010 of the Richmond Municipal Code – Finance (James Goins 620-6740).
- G-35. APPROVE** – receipt of the City of Richmond Memorandum on Internal Control Structure for the fiscal year ended June 30, 2006 – Finance Department (James Goins 620-6740).
- G-36. APPROVE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS – Youth Commission**: Robert Peters-Slaughter, term expiring July 25, 2007- Mayor Anderson (620-6503).
- G-37. APPROVE** – minutes of the Evening Open Session held on the June 27, 2006, and the Morning Open Session held on July 18, 2006 – City Clerk’s Office (Diane Holmes 620-6513).

H. PUBLIC HEARINGS

- H-1.** Adopt a resolution accepting the report of the City Engineer (Director of Public Works) for the collection of Storm and Sewer fees for Fiscal year 2006-07 – Engineering (Rich Davidson 307-8105).

I. RESOLUTIONS

J. ORDINANCES

K. COUNCIL AS A WHOLE

- K-1.** Support the recommendation to send the SAFE STREETS NOW! More Police & Anti-Violence Act to the November General Election ballot for consideration by the voters – Mayor Anderson (620-6503).
- K-2.** Resolution approving submittal of the Business License Tax to the voters at the November 7, 2006, General Election – City Manager’s Office (Bill Lindsay 620-6512).
- K-3.** Discuss and direct action on the progress of the extension of the Bay Trail to the western side of Brickyard Landing as required by the Final Development Plan and

discussion on the issuance of occupancy permits – Councilmember Butt (620-6581).

K-4. Adopt a resolution to study the feasibility and use of biodiesel and biodiesel blends in the City and at the Port of Richmond – Councilmember McLaughlin and Councilmember Butt (237-1256 and 620-6581).

K-5. Direct staff to develop a proposal to make Richmond the lead fire agency in West Contra Costa County – Councilmember Marquez (620-6581).

K-6. Appoint a Voting Delegate and an Alternate to represent the City of Richmond at the League of California Cities Annual Conference, September 6-9, 2006, in San Diego – Mayor Anderson (620-6503).

L. COMMUNICATIONS

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
and is also posted at the Civic
Center Library and in the lobby of City Hall South*