



City Hall
1401 Marina Way South
Richmond, CA 94804

AGENDA
Tuesday, June 6, 2006
DRAFT

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 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. LIABILITY CLAIMS

Claimant: (1) Melvin Cary
(2) Richard Kalayjian

Agency Claimed Against: City of Richmond

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

City Designated Representative(s): Bill Lindsay, City Manager;
Leslie Knight, Assistant City Manager/Human Resources Director;
Rob Larson, Human Resources Personnel Officer; Lisa
Stephenson, Labor Relations; Jeffery Sloan, Renne Sloan,
Holtzman & Sakai, LLP

Employee Organization or Unrepresented Employee: Local 188;
Local 790; Local 21; Richmond Police Officers Association (RPOA);
Richmond Police Management Association (RPMA); Richmond Fire
Management Association (RFMA)

**CC-3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code Section 54957.6)**

**Titles: City Clerk
City Manager**

RICHMOND COMMUNITY REDEVELOPMENT AGENCY

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

Property: 1221 Macdonald Avenue

**Negotiating Parties: Steve Duran, Executive Director of
Richmond Community Redevelopment
Agency and Gregory R. and Barbara J.
Hurwich**

Under Negotiation: Price and Terms

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**EVENING OPEN SESSIONS
Council Chambers**

**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, Finance Director, and the Finance Manager to deposit and withdraw funds from the Local Agency Investment Fund – Housing Authority (Tim Jones 621-1310).

C-2. APPROVAL OF MINUTES – regular meeting held on April 4, 2006 – City Clerk (Diane Homes 620-6513)

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. PUBLIC HEARING

C-1. Conduct a public hearing to adopt a Resolution of Necessity for the acquisition of property located at 1221 MacDonald Avenue, authorizing the Agency to deposit with the State Treasury Condemnation Fund the probable compensation for, and obtain an order for prejudgment possession of, the Subject property (owners of record: Gregory R. and Barbara Hurwich) – Community Redevelopment Agency (Steve Duran (307-8140).

D. CONSENT CALENDAR

D-1. ADOPT A RESOLUTION – approving a new contract in the amount of \$72,400 with BKF Engineers, for a term ending June 30, 2007, to complete the remainder of the feasibility study for the Marina Bay and Parchester Village grade separations – Community Redevelopment Agency (Steve Duran 307-8140).

D-2. ADOPT A RESOLUTION – authorizing an extension of the term of the contract with Amerinational Community Services, Inc. through September 30, 2006, and adding \$15,000 to the contract, bringing the contract total to \$71,990 for loan servicing – Community Redevelopment Agency (Steve Duran 307-8140).

D-3. ADOPT A RESOLUTION - amending the Agency’s Fiscal Year 2005/2006 Capital Budget and authorizing the Executive Director to negotiate and execute assignments of various purchase and sale contracts and authorizing the purchase of real properties needed for the development of the Miraflores Housing Development Project – Community Redevelopment Agency (Steve Duran 307-8140).

D-4. APPROVE – minutes of the meeting held on May 2, 2006 – Agency Clerk (Diane Holmes 620-6513).

E. OPEN FORUM FOR PUBLIC COMMENT

F. ADJOURNMENT

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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 recognizing the recipients of the “Exceptional TECHS Students” awards from King Elementary – Mayor Anderson (620-6503).

F-2. Presentation in recognition of Jasmine Beard as a recipient of the Bill Gates Scholarship – Mayor Anderson (620-6503).

F-3. Presentation of the 2006 Junior Fire Prevention Program Winners from Sheldon School and Valley View School – Fire Department (Fire Marshall Don Perez 307-8042).

- F-4.** Proclamation recognizing National NeighborWorks Week June 3 – June 10, 2006 – Mayor Anderson Office (620-6503).
- F-5.** Proclamation recognizing Hunger Awareness Day, June 6, 2006 – Mayor Anderson (620-6503).
- F-6.** Proclamation recognizing the Annual Juneteenth Festival on the 17th of June 2006 and declaring the week of the 12th through 19th of June 2006 “Juneteenth Week” in the City of Richmond – Mayor Anderson (620-6503).

G. CONSENT CALENDAR

- G-1.** **APPROVE** – a contract with BOOM-BOOM Production in the amount of \$20,139.00 for the July 3, 2006, FIREWORKS CELEBRATION at the Marina Bay Park – Library and Community Services (Diane Harrison-Allums 620-6798).
- G-2.** **APPROVE** – the purchase of diesel exhaust recovery systems and related accessories for seven Richmond fire stations at a cost not to exceed \$205,000 – Fire (Michael Banks 307-8041).
- G-3.** **APPROVE** – the purchase and standardization request of seven (7) MS/Com Mobile, M7100 radios and related accessories at a cost not to exceed \$24,745.73 – Fire (Chief Michael Banks 307-8041).
- G-4.** **APPROVE** – an addendum to the Master Lease Agreement with SunTrust Leasing Corporation to finance certain purchases to upgrade hardware and software necessary for the City’s progression to a digitized organization. The termination date for the Agreement will extend to June 30, 2011, and the cost of the new lease is \$2,660,000 – Finance (James Goins 620-6740).
- G-5.** **APPROVE** - the Fiscal Year 2005-2006 Interest Rate Swap Policy – Finance (James Goins 620– 6740).
- G-6.** **AUTHORIZE** – staff to call for construction bids for Phase 1 of the renovation of the Richmond (Plunge) Natatorium – Engineering (Rich Davidson 307-8105).
- G-7.** **AUTHORIZE** – the Assistant City Manager/Human Resources Management Director to execute a contract with Hargis & Associates to develop and administer promotional testing for the Fire Department – Human Resources (Leslie Knight 620-6600).

G-8. AUTHORIZE – staff to initiate the Request for Proposal (RFP) process for the rehabilitation of five playgrounds/playlots: (1) Atchison Park, (2) Humphrey Playlot, (3) Virginia Playlot, (4) Stewart Playground, and (5) Kern Playlot. The rehabilitation project will be funded by the 2002 Bond Act Per Capita Program – Parks and Landscaping (Sharon West 231-3004).

G-9. ADOPT RESOLUTIONS – to conduct a Municipal Election in the City of Richmond on November 7, 2006:

- (a) Calling and Giving Notice of the Holding of a Municipal Election;
- (b) Requesting The Board of Supervisors of Contra Costa County to Consolidate A General Municipal Election With the Statewide General Election; and
- (c) Regulations For Candidates, Word Limit, and Action to Be Taken In Case Of A Tie Vote

- Office of the City Clerk (Diane Holmes 620-6512).

G-10. ADOPT A RESOLUTION – to accept a grant award of \$5,000.00 from the United States Tennis Association (USTA) for the Library and Community Services Department for Fiscal Year 2005-06 – Library and Community Services (Diane Harrison-Allums 620-6798).

G-11. ADOPT A RESOLUTION – certifying the Final Environmental Impact Report, approving the Mitigation Monitoring and Reporting Program (MMRP) and Conditionally Approving the Tentative Map and Final Development Plan for the Westshore Marina Residential Condominium Development Project – Planning (Richard Mitchell 620-6706).

G-12. ADOPT AN ORDINANCE – extending optional coverage for Registered Domestic Partners to City Councilmembers - Human Resources (Leslie Knight 620-6600).

G-13. APPROVE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS - Economic Development Commission: Don Lau, Incumbent, term expiring March 30, 2009 – Mayor Anderson (620-6503).

G-14. APPROVE – minutes of the Morning and Evening Open Sessions held on May 16, 2006 – City Clerk (Diane Holmes 620-6513).

H. PUBLIC HEARINGS

H-1. Public hearing to consider introduction of an ordinance for a proposed 8% increase in wastewater fees for Richmond Municipal Sewer District No. 1 – Finance (James Goins 620-6740).

I. RESOLUTIONS

J. ORDINANCES

K. COUNCIL AS A WHOLE

K-1. Authorize the City Manager to enter into a contract with The Mentoring Center to establish the Office of Violence Prevention. Total amount of the contract shall not exceed \$250,000. The term of the contract is July 1, 2006, through June 30, 2007– City Manager (Bill Lindsay 620-6512).

K-2. Review and take action regarding draft ordinance requiring that major project developments and superstores exceeding 100,000 square foot (SF) obtain a Conditional Use Permit, and refer a proposed ordinance to the Planning Commission for a public hearing – Councilmember Marquez and Vice Mayor Viramontes (620-6581).

K-3. Adopt a resolution to create an action plan for preserving industrial uses in the area generally bounded by Interstate 580, Marina Way South, Harbor Way, and Hall Avenue – Planning (Richard Mitchell 620-6706).

K-4. Consider directing staff to draft a general Gross Receipts Tax for consideration for placement on the November 2006 ballot – Vice Mayor Viramontes, Councilmembers Bates, Griffin, and Marquez (620-6581).

L. COMMUNICATIONS

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

M-1. Review and discuss for policy affirmation the City’s request to the Contra Costa Transportation Authority (CCTA) to fund a project study report to identify the upgrades necessary to include the Richmond Parkway into the State highway system – Vice-Mayor Viramontes (6520-6581).

N. **ADJOURNMENT**

*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*

CC6June2006.Agenda