



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA
Tuesday, May 20, 2014

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Mayor
Gayle McLaughlin

Vice Mayor
Jovanka Beckles

Councilmembers
Nathaniel Bates
Thomas K. Butt
Courtland “Corky” Boozé
Jael Myrick
Jim Rogers

Housing Authority Tenant Commissioners
Helen Hall
Jackie Thompson

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

Housing Authority
Joint Powers Financing Authority
Surplus Property Authority
Local Reuse Authority

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

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 first complete a speaker's card and discuss the item with a City staff person prior to filing the card with the City Clerk and **prior to the City Council's consideration of Agenda Review.** An item removed from the Consent Calendar may be placed anywhere on the agenda following the City Council's agenda review.

Any law enforcement officer on duty or whose service is commanded by the presiding officer shall be Sergeant-at-Arms of the Council meetings. He/she, or they, shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meetings (City Council Rules of Procedure and Order Section III F, RMC Section 2.12.030).

**OPEN SESSION TO HEAR PUBLIC COMMENT
ON CLOSED SESSION ITEMS**

5:00 p.m.

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

CLOSED SESSION

Shimada Room of the Community Services Building

A. **CITY COUNCIL**

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

Richardson vs. City of Richmond

Grimes vs. City of Richmond

Anguiano vs. City of Richmond

A-2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):

Property: Miraflores Housing Development, South 47th Street and Florida Avenue

Agency negotiators: Bill Lindsay and Patrick Lynch

Negotiating parties: Miraflores Community Devco. LLC, and Ronald Batiste-EEC Development, LLC

Under negotiation: Price and Terms of Payment

**SPECIAL MEETING OF
THE RICHMOND HOUSING AUTHORITY**

6:15 p.m.

A. PLEDGE TO THE FLAG

B. ROLL CALL

C. STATEMENT OF CONFLICT OF INTEREST

D. AGENDA REVIEW

E. HOUSING AUTHORITY CONSENT CALENDAR

E-1. APPROVE the minutes of the March 12, 2014, and April 1, 2014, Special Housing Authority meetings - City Clerk's Office (Diane Holmes 620-6513).

F. HOUSING AUTHORITY AS A WHOLE

F-1. DISCUSS and direct staff to add a permanent section to the Housing Authority agenda for Reports of Commissioners for the Housing Authority Commissioners, City Council liaison, and staff to give reports on the status of Housing Authority business matters and resident concerns - Councilmember Boozé (620-6593).

G. ADJOURNMENT

**REGULAR MEETING OF SUCCESSOR AGENCY TO THE
RICHMOND COMMUNITY REDEVELOPMENT AGENCY AND
THE RICHMOND CITY COUNCIL**

6:30 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 CLOSED SESSION**
- E. **OPEN FORUM FOR PUBLIC COMMENT**
- F. **SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY
REDEVELOPMENT AGENCY CONSENT CALENDAR**
 - F-1. ADOPT a resolution approving and authorizing amendment of the 2013/2015 Biennial Budget line item Deed Restricted/Area T for the nine deed restricted areas, this is required for implementation of a Department of Toxic Substance Control approved environmental contamination management plan that will increase Fiscal Year 2013/2014 expenditures by \$185,000. These funds are authorized and approved in the Successor Agency ROPS 2013-14B as approved by the State Department of Finance (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Successor Agency to the Richmond Community Redevelopment Agency (Craig Murray 307-8188).
- G. **CITY COUNCIL CONSENT CALENDAR**
 - G-1. RECEIVE a monthly report on the Richmond Municipal Sewer District for April 2014 - Engineering Services Department (Chad Davisson 620-5486).
 - G-2. APPROVE the purchase of library materials for the Richmond Public Library from Midwest Tape in an amount not to exceed \$25,000 per year, and APPROVE the purchase of a subscription for catalog records for all library materials from Online Computer Learning Center, Inc. (OCLC) in an amount not to exceed \$25,000 per year for a three-year period covering Fiscal Years 2013/14, 2014/15, and 2015/16 - Library and Cultural Services Department (Katy Curl 620-6554).
 - G-3. APPROVE the purchase of three Motorola APX7000XE dual band mobile radios and accessories from Red Cloud, Inc. in the amount of \$18,870.78 - Fire Department (Chief Michael Banks 307-8041).

- G-4.** APPROVE an amendment to the contract with Oakland Private Industry Council to provide contracting and vendor pay agent services for individual training accounts and on the job training activities for the Workforce Investment Act Program participants. The contract term will be amended to end September 30, 2014. The contract amount will be increased by \$202,735 for a total contract amount not to exceed \$301,735 (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Employment and Training Department (Sal Vaca/Rosemary Viramontes 307-8006).
- G-5.** APPROVE an amendment to the contract with R&S Erection to perform maintenance, repairs, and installations of commercial roll-up garage doors and automatic gate systems at various City-owned buildings, increasing the contract amount by \$25,000 for a total amount not to exceed \$109,000 and extending the contract through Fiscal Year 2014/15 (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Public Works Department (Yader Bermudez 231-3008).
- G-6.** APPROVE a fifth amendment to the existing contract with ENVIRON for preparation of a Revised Environmental Impact Report for the Modernization Project increasing the payment limit by \$3,000,000, for a total contract amount of \$11,000,000, with funding from Chevron for payment of the firm's invoices for this project (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Planning and Building Services Department (Richard Mitchell 620-6706).
- G-7.** APPROVE a contract with NEMA Construction to provide and install 216 Christy Traffic Rated Boxes and to re-wire the entire Richmond Parkway corridor, including Castro Street, for the renovation of the Richmond Parkway lighting system in an amount not to exceed \$625,000. Funding for this work is provided through Measure J with no general fund impact (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Public Works Department (Yader Bermudez 231-3008).
- G-8.** ADOPT a resolution authorizing the issuance and sale of City of Richmond, California, 2014/2015 Tax and Revenue Anticipation Notes in an amount not to exceed \$35,000,000; approving the forms of and directing the distribution of a Note Purchase Agreement, an Official Statement and a Continuing Disclosure Certificate; delegating to officers of the City authorization to negotiate a sale of said notes; and authorizing taking of necessary actions and execution of necessary documents (This item was reviewed and recommended for approval by the Finance Standing Committee at its May 2, 2014, meeting) - Finance Department (James Goins 620-6740).

- G-9.** RECEIVE the City of Richmond's Comprehensive Annual Financial Report for the fiscal year ended June 30, 2013 - Finance Department (James Goins 620-6740).
- G-10.** DIRECT staff to write a letter to Contra Costa College President Dr. Denise Noldon and Contra Costa College Board President John Marquez, indicating Richmond City Council support for Measure E, the Contra Costa College District Bond Measure on the June 4, 2014, ballot - Mayor McLaughlin (620-6503).
- G-11.** APPROVE the minutes of the April 22, 2014, Special City Council Meeting - City Clerk's Office (Diane Holmes 620-6513).

H. ITEMS CONTINUED FROM PREVIOUS MEETINGS - NOT EARLIER THAN 7:00 P.M.

Continued Council as a Whole

- H-2.** DISCUSS and provide direction to staff regarding the amount of funding Holland and Knight obtained for the City of Richmond during the term of their contract - Councilmember Boozé (620-6593). **This item was continued from the February 4 and 18, 2014, March 4 and 18, 2014, and April 1 and 15, 2014, and May 13, 2014, meetings.**
- H-3.** RECEIVE an update regarding the coordination of a committee to address the concerns of Country Club Vista Homeowners - Councilmember Boozé (620-6593). **This item was continued from the March 18, 2014, April 1, 15, and 22, 2014, and May 20, 2014, meetings.**
- H-4.** REQUEST the mayor to agendize an appointment or appointments to the Housing Authority Commission on the next City Council agenda - Councilmember Boozé (620-6593). **This item was continued from the April 1 and 15, 2014, and May 13, 2014, meetings.**
- H-5.** DISCUSS and make recommendations regarding the legal authority the City has to educate the community on the ½ cent sales tax ballot measure in the upcoming November 4, 2014, General Election to secure funding for street repairs and maintenance - Councilmembers Bates, Rogers, and Boozé (620-6861). **This item was continued from the April 15, 2014, and May 6 and 13, 2014, meetings.**
- H-6.** DISCUSS and consider directing staff to prepare draft amendments to the Industrial Safety Ordinance to require that any increases in emissions due to increases in potentially more problematic feedstocks in Richmond refineries would need to be mitigated 100% by decreases elsewhere in the refinery operations so that there is no net increase in any dangerous emissions - Councilmember Rogers (867-5725). **This item was continued from the April 22, 2014, and May 6, and 13, 2014, meetings.**

I. PUBLIC HEARINGS - NOT EARLIER THAN 8:00 P.M.

I-1. HEAR public comment relating to the proposed issuance of multifamily housing revenue obligations by the California Statewide Communities Development Authority (CSCDA) for the Harbour View Apartments in an amount not to exceed \$15,000,000, and ADOPT a resolution to approve the proposed financing by the CSCDA - Finance Department (James Goins 620-6740).

J. RESOLUTIONS - NOT EARLIER THAN 8:15 P.M.

J-1. ADOPT a resolution to terminate the Advisory Service Agreement with Mortgage Resolution Partners, LLC, at the end of its first year term - Councilmember Bates (620-6743).

K. ORDINANCES - NOT EARLIER THAN 8:30 P.M.

K-1. ADOPT an ordinance (second reading) to repeal Chapter 2.39 Regulation of Campaign Contributions from parties and participants in entitlement proceedings and change the spending limit in Chapter 2.43 - Matching Public Funding of Richmond Elections because these well intentioned reforms have proven to be counterproductive because they have strengthened the power of large unregulated Independent Spending PACs - Councilmember Rogers (867-5725).

L. COUNCIL AS A WHOLE - NOT EARLIER THAN 8:45 P.M.

L-1. CONSIDER holding a special City Council Meeting on June 18, 2014, at 6:30 p.m. to review the proposed budget adjustments for the 2014/2015 Fiscal Year - Councilmember Boozé (620-6593).

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 www.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 450 Civic Center Plaza.