



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**AGENDA**  
**Tuesday, July 15, 2014**

*Link to City Council Agendas/Packets*  
<http://sireweb.ci.richmond.ca.us/sirepub/meet.aspx>  
*Register to receive notification of new agendas, etc.*  
<http://www.ci.richmond.ca.us/list.aspx>

**Mayor**  
Gayle McLaughlin

**Vice Mayor**  
Jovanka Beckles

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

**Housing Authority Tenant Commissioners**  
Helen Hall  
Jackie Thompson

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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).

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**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. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Subdivision [a] of Government Code Section 54956.9):  
  
Parish vs. City of Richmond
  - A-2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
(Significant exposure to litigation pursuant to Subdivision (b) of Government  
Code Section 54956.9):  
  
Four cases
  - A-3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code  
Section 54956.8):  
  
Property: Port of Richmond Terminal One  
Agency negotiator: Bill Lindsay  
Negotiating party: Terminal One Development LLC  
Under negotiation: Price and terms of payment
  - A-4. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section  
54957.6):  
  
Agency designated representatives: Bill Lindsay, Lisa Stephenson, and Bruce  
Soublet  
Employee organizations: Service Employees International Union (SEIU, Local  
1021); International Federation of Professional and Technical Employees (Local  
21); Richmond Police Officers Association (RPOA); Richmond Police  
Management Association (RPMA); Richmond International Association of  
Firefighters (IAFF, Local 188); and Richmond Fire Management Association  
(RFMA).

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

6:30 p.m.

- A. PLEDGE TO THE FLAG**
- B. ROLL CALL**
- C. STATEMENT OF CONFLICT OF INTEREST**
- D. AGENDA REVIEW**
- E. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**
- F. OPEN FORUM FOR PUBLIC COMMENT**
- G. SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY CONSENT CALENDAR**
  - G-1.** ADOPT a resolution authorizing the housing director to negotiate and execute an ERN with: (1) Miraflores Community Devco., LLC (MCD) for the purchase and development of market-rate homeownership units on a 7+ acre portion of the Miraflores Housing Development site located at South 47th Street and Florida Avenue (Site); and (2) Community Housing Corporation of North Richmond (CHDC) and Eden Housing Inc. (Eden) for the development of affordable senior housing rental units on a 1.5 acre portion of the Site - Housing and Community Development Department (Patrick Lynch 307-8140).
- H. CITY COUNCIL CONSENT CALENDAR**
  - H-1.** APPROVE an amendment to the lease agreement with Open Water Partners, LLC for use of Port property at 1319 Canal Boulevard at the Point Portrero Marine Terminal, extending the term to June 30, 2017, and increasing the lease payment amount to \$3,750 per month, to be indexed over the lease term by the change in the Consumer Price Index (CPI) - Port Department (Jim Matzorkis 215-4600).
  - H-2.** APPROVE a grant-funded contract with the Laborers' Community Service and Training Foundation to provide a series of three Multi-Craft Core Curriculum (MC3) training cohorts including an industry recognized certification at the RichmondBUILD Academy. The contract term will be September 2, 2014, through June 30, 2016, in an amount not to exceed \$40,000 - Employment and Training Department (Sal Vaca/Fred Lucero 307-8023).

- H-3.** APPROVE a grant-funded contract with Civicorps Schools to provide recruitment, referral and promotional services in support of the Proposition 39 Clean Energy Job Creation Program for RichmondBUILD and its grant partners. The contract term will be September 2, 2014, through June 30, 2016, in an amount not to exceed \$25,000 - Employment and Training Department (Sal Vaca/Fred Lucero 307-8023).
- H-4.** APPROVE a contract with Donnoe & Associates to develop and administer promotional examinations for Police Sergeant and Police Lieutenant positions in an amount not to exceed \$22,000 for a term of July 15, 2014, to June 30, 2015 - Human Resources Management Department ( Lisa Stephenson 620-6600).
- H-5.** APPROVE a five-year contract with RouteMatch to continue providing customer support for scheduling and hardware for the R-Transit (paratransit) Program in an amount not to exceed \$101,874 (This item was not reviewed by the Finance Committee as it is time sensitive) - City Manager's Office (Bill Lindsay 620-6976).
- H-6.** AUTHORIZE the Library and Cultural Services Director to ACCEPT a donation from the Richmond Public Library Foundation (RPLF) in the amount of \$68,000; APPROVE the purchase and outfitting of a Library Book Van to provide library outreach services to the community; and APPROVE an amendment to the Fiscal Year 2014-15 Library Fund revenue and expenditures - Library and Cultural Services (Katy Curl 620-6554).
- H-7.** ADOPT a resolution to amend the Port of Richmond Tariff FMC No. 3 reflecting a 1.8% increase in tariff rates as adopted by the California Association of Port Authorities (CAPA) Tariffs and Practices Committee Members - Port Department (Jim Matzorkis 215-4600).
- H-8.** APPROVE the Land Disposition Agreement (LDA) with Terminal One Development, LLC (Suzhou Weibang Property Management, LLC) regarding the disposition of the Terminal One property (Approval of the LDA does not constitute City Council approval of the project; the proposed development plan must be finalized by the Developer; an Environmental Impact Report (EIR) must also be prepared and certified prior to approval of a final development plan) - City Manager's Office (Bill Lindsay 620-6512).
- H-9.** INTRODUCE an ordinance (first reading) establishing certain fees for the proposed Master Fee Schedule (A resolution setting the dollar amount for the new fees and adjusting the dollar amount for current fees will be presented concurrent with the second reading of the ordinance) - Finance Department (James Goins 620-6740).
- H-10.** APPROVE the minutes of the May 13, 2014, Special City Council Meeting - City Clerk's Office (Diane Holmes 620-6513).

- H-11.** APPROVE a contract with Courtyard by Marriott Richmond/Berkeley to provide meeting space and catering services for firefighter interviews in an amount not to exceed \$21,700 for a term beginning July 14, 2014, and ending on July 31, 2014 - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).
- H-12.** APPROVE a two-year contract with United Site Services, Inc. to provide and service portable toilets in an amount not to exceed \$36,000 and for a term from July 1, 2014, to June 30, 2016 - Public Works Department (Yader A. Bermudez 231-3008).
- H-13.** APPROVE a legal services agreement with Trisha A. Aljoe in the amount of \$175,000 to provide continued legal services with respect to the Police Department in connection with Code Enforcement activities, drug house abatement matters, and general legal matters. The term of the contract shall be July 1, 2014, through June 30, 2015 (This items was not reviewed by the Finance Committee as it is time sensitive) - Police Department (Chief Chris Magnus 620-1802).
- H-14.** ADOPT an ordinance (second reading) setting the tax rate for the Tax Override Pension Fund for Fiscal Year 2013-2014 at 0.14% - Finance Department (James Goins 620-6740).
- H-15.** RECEIVE a monthly report on the Richmond Municipal Sewer District for June 2014 - Engineering Services Department (Chad Davisson 620-5486).
- H-16.** APPROVE the following appointments and re-appointments: Police Commission: Glen Stephenson, re-appointment, term ending November 1, 2015; Commission on Aging: Christine Caldwell, incumbent, term ending May 19, 2016; Arts & Culture Commission: Maryann Maslan, new appointment, term ending January 31, 2018; Planning Commission: Roberto Reyes, incumbent, term ending June 30, 2016; Ben Choi, incumbent, term ending June 30, 2016; Melvin Willis, incumbent, term ending June 30, 2016; Andrew Butt, incumbent, term ending June 30, 2016; Human Rights and Human Relations Commission: Crystal Johnson, new appointment, term ending March 30, 2017; Texanita Bluit, new appointment, term ending March 30, 2017; Revolving Loan Fund: Vivian Rahwanji, new appointment, no term expiration - Mayor McLaughlin (620-6503).

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

**Continued Consent Calendar Items**

- I-2.** APPROVE the 2014/2015 North Richmond Waste and Recovery Mitigation Fee Expenditure Plan that specifies the activities and the revenue to support those activities from July 1, 2014, through June 30, 2015, as recommended by the North Richmond Waste and Recovery Mitigation Fee Joint Expenditure Planning Committee - City Manager's Office (Bill Lindsay 620-6512/Lori Reese-Brown 620-6869). **This item was continued from the June 24 and July 1, 2014, meetings for Council deliberation and determination only.**
- I-3.** ADOPT a resolution authorizing the city manager and police chief to execute recurring contracts for Fiscal Years 2014-2015, 2015-2016 and 2016-2017 with Contra Costa County and the State of California at an aggregate annual amount of \$551,000. The execution of these contracts shall not exceed the limits as set forth: Services contracted with Contra Costa County include the following: California Law Enforcement Telecommunication System (CLETS) - \$10,000; California Identification Division (CAL ID) - \$119,000; Automated Regional Information Exchange System (ARIES) - \$40,000; All County Criminal Justice Information System (ACCJIN) - \$20,000; Martinez Detention Facility intake fees - \$30,000; Alcohol and toxic drug screening and analysis - \$250,000; Sexual Assault Response Team (SART) examinations - \$40,000; Annual jail inspection and audit - \$18,000; Coroner and Gunshot Residue (GSR) examination and analysis - \$10,000; Out of state inmate extradition - \$4,000. The State of California contracted service includes all Live Scan fingerprinting - \$10,000 - Police Department (Chief Chris Magnus 621-1802). **This item was continued from the July 1, 2014, meeting.**
- I-4.** ADOPT a resolution allowing the City of Richmond to levy an assessment on properties subject to assessment under the Downtown Richmond Property and Business Improvement District (DRPBID) and place this levy on the annual 2014-2015 property tax rolls - City Manager's Office (Bill Lindsay/Janet Johnson 620-6512). **This item was continued from the July 1, 2014, meeting.**
- I-5.** APPROVE the following appointments and re-appointments to the City of Richmond Boards and Commissions: Richmond Housing Advisory Commission: Dolores Johnson, new appointment, completing an unexpired term ending November 1, 2014; Alicia Carillo, new appointment, completing an unexpired term ending November 1, 2015; Planning Commission: Marilyn Langlois, incumbent, term ending June 30, 2016; Economic Development Commission: Sandra Naylor, new appointment, term ending March 30, 2017; Richmond Arts and Culture Commission: Jenny Balisle, new appointment, term ending January 31, 2018 - Mayor's Office (Gayle McLaughlin 620-6503). **This item was continued from the July 1, 2014, meeting.**

**Continued Public Hearings**

- I-6. ADOPT a resolution authorizing the City of Richmond to levy special assessments against certain properties having unpaid invoices related to administrative citations, nuisance abatement costs, and foreclosure ordinance fines pursuant to Richmond Municipal Code Chapters 9.22, 6.38, 9.50 and 2.63 - Police Department (Chief Chris Magnus 621-1802). **This item was continued from the July 1, 2014, meeting.**

**Continued Resolutions**

- I-7. ADOPT a resolution limiting the amount of time that Councilmembers have to ask questions - Councilmembers Rogers, Butt, and Myrick (620-6861). **This item was continued from the July 1, 2014, meeting.**

**Continued Council as a Whole**

- I-8. DIRECT the city manager to work with the city attorney and the police chief to provide the Council with possible options on rules and procedures the Council may adopt for handling disruptions during the City Council meetings - Vice Mayor Beckles (620-6568). **This item was continued from the June 17, 2014, meeting.**

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

**K. ADJOURNMENT**

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*This agenda may be previewed on KCRT – Channel 28, Richmond Television, City website [www.ci.richmond.ca.us](http://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.*