



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA
Tuesday, October 7, 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 Soulet, 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).

SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY

6:25 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. ADOPT a resolution approving service contracts with Alpha Design and Construction, A. Brown Plumbing, and Showtime Construction Inc. for as-needed maintenance services in an amount not to exceed \$150,000 per firm per year over a three-year period with two optional one-year extensions (This item supports a critical property management function and, to prevent any interruption of services, was not reviewed by the Finance Committee. The item was reviewed by the Housing Advisory Commission at a Special Meeting held on Wednesday October 1, 2014) - Housing Authority (Tim Jones 621-1310).

E-2. ADOPT a resolution approving contracts with Apple One Solutions, HR Management, Inc., and TRCCS Temporary Services for as-needed temporary staffing services in an amount not to exceed \$100,000 per firm per year over a three-year period with two optional one-year extensions (This item supports critical Housing Authority operations and, to prevent any interruption of services, was not reviewed by the Finance Committee. The item was reviewed by the Housing Advisory Commission at a Special Meeting held on Wednesday October 1, 2014) - Housing Authority (Tim Jones 621-1310).

E-3. ADOPT a resolution authorizing service contracts with B&B Professional Locksmith and Alpha Lock and Key for as-needed locksmith services in an amount not to exceed \$50,000 per firm per year over a three-year period with two optional one-year extensions (This item supports a critical property management function and, to prevent any interruption of services, was not reviewed by the Finance Committee. The item was reviewed by the Housing Advisory Commission at a Special Meeting held on Wednesday October 1, 2014) - Housing Authority (Tim Jones 621-1310).

- E-4.** ADOPT a resolution authorizing a sole-source purchase order with Extended Stay America Hotel for as-needed temporary lodging services in an amount not to exceed \$150,000 per year over a three-year period with two optional one-year extensions (This item supports critical Housing Authority operations and, to prevent any interruption of services, was not reviewed by the Finance Committee. The item was reviewed by the Housing Advisory Commission at a Special Meeting held on Wednesday October 1, 2014) - Housing Authority (Tim Jones 621-1310).
- E-5.** ADOPT a resolution authorizing service contract with Kelly Pest Control for as-needed pest control services for the Housing Authority's various public housing sites in an amount not to exceed \$60,000 per year over a three-year period with two optional one-year extensions (This item supports a critical property management function and, to prevent any interruption of services, was not reviewed by the Finance Committee. The item was reviewed by the Housing Advisory Commission at a Special Meeting held on Wednesday October 1, 2014.) - Housing Authority (Tim Jones 621-1310).

F. ADJOURNMENT

REGULAR MEETING OF THE RICHMOND CITY COUNCIL

6:30 p.m.

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. AGENDA REVIEW

D. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS

D-1. PRESENT a proclamation recognizing the Santa Fe Neighborhood for hosting the 2014 National Night Out Grand Finale – Councilmember Myrick (620-6636) and Mayor McLaughlin (620-6503).

E. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION

F. OPEN FORUM FOR PUBLIC COMMENT

G. CITY COUNCIL CONSENT CALENDAR

G-1. ADOPT a resolution to accept and appropriate \$50,000 in State of California Alcoholic Beverage Control (ABC) Grant Assistance Program (GAP) funds awarded to the Richmond Police Department and San Pablo Police Department, with funds received from this ABC GAP Grant to be used during Fiscal Year 2014/15 to educate and enforce ABC regulations at establishments permitted to sell alcohol in Richmond and San Pablo - Police Department (Chief Chris Magnus 621-1802).

G-2. APPROVE an Exclusive Authorization to Lease and Schedule of Commissions Agreement with Cassidy Turley for Port properties located at Point Potrero Marine Terminal, and specifically the Rigger's Loft and Cafeteria Building, for a term commencing June 24, 2014, and ending June 23, 2015 - Port of Richmond (Lucy Zhou/Jim Matzorkis 215-4608).

G-3. AUTHORIZE the Library and Cultural Services Director to ACCEPT a grant from the Institute of Museum and Library Services (IMLS) in the amount of \$249,314 for the Richmond Digital Health Literacy Project and APPROVE an amendment to the Fiscal Year 2014-15 Library Fund revenue and expenditure budgets for this grant-funded project - Library and Cultural Services Department (Katy Curl 620-6554).

- G-4.** ADOPT a resolution to accept and appropriate \$83,891 in funding from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program awarded to the Richmond Police Department, with funding to be used to purchase 110 FirstVu Body Cameras that will be worn by uniformed police personnel - Police Department (Chief Chris Magnus 621-1802).
- G-5.** APPROVE a grant-funded contract with Digital Ally for the purchase, warranty and electronic audio/video storage of 110 FirstVu Body Cameras that will be worn by uniformed police officers, in an amount not to exceed \$85,000. Funding for this purchase will come from the Edward Byrne Memorial Justice Assistance Grant - Police Department (Chief Chris Magnus 621-1802)
- G-6.** APPROVE a contract with Renne Sloan Holtzman Sakai Public Law Group to perform compensation and classification studies for library, business and finance, and clerical positions in an amount not to exceed \$76,900 for a term beginning October 8, 2014, and ending on December 31, 2015 - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).
- G-7.** APPROVE a contract with Egroflex Systems, Inc., dba Xybix Systems, Inc., for the design and installation of dispatch consoles, workspace furniture, and anti-static carpeting in the Richmond Emergency Communications Center. The total contract amount will not exceed \$197,365.90, funding provided by the West County Dispatch Consortium that includes Richmond, and is for a term from May 1, 2014, through May 31, 2015 (This item was reviewed and recommended for approval by the Finance Standing Committee at its September 12, 2014, meeting) - Police Department (Chief Chris Magnus 621-1802).
- G-8.** APPROVE a contract with the Contra Costa County District Attorney's Office for the dedicated services of Deputy District Attorney Molly Manoukian, who would be specifically assigned as Richmond's Community Based Prosecutor. The term of the contract is from July 1, 2014, through June 30, 2015, at a cost not to exceed \$200,000 (This item was reviewed and recommended for approval by the Finance Standing Committee at its September 12, 2014, meeting) - Police Department (Chief Chris Magnus 621-1802).
- G-9.** APPROVE a five year lease extension with DiCon Fiberoptics, Inc. for the Police Department facility at 1701 Regatta Boulevard, commencing January 1, 2015, and ending on December 31, 2019, for a total amount not to exceed \$9,831,785. Upon termination of the five year extended lease term, the City will have the option to further extend the lease for five one-year periods (This item was reviewed and recommended for approval by the Finance Standing Committee at its September 12, 2014, meeting) - Police Department (Chief Chris Magnus 621-1802).

- G-10.** ADOPT a resolution confirming the City of Richmond Investment Policy, consistent with guidelines established by the California Municipal Treasurer's Association (CMTA) (This item was reviewed and recommended for approval by the Finance Standing Committee at its September 12, 2014, meeting) - Finance Department (James Goins 620-6740).
- G-11.** APPROVE a contract with Architects MA to provide architectural and engineering services for the Family Justice Center project in an amount not to exceed \$37,150.18, and for a term from August 2014 to June 2015 - Police Department (Chief Chris Magnus 621-1802).
- G-12.** PROCLAIM October 25, 2014, as the City of Richmond's Official Arbor Day this year - Mayor McLaughlin 620-6503) and Councilmember Butt (236-7435).
- G-13.** ADOPT an ordinance (second reading) amending Chapter 12.17 of the Richmond Municipal Code to update requirements pertaining to the inspection and rehabilitation or replacement of private sanitary sewer laterals - Engineering Services Department (Chad Davisson 620-5486).
- G-14.** ADOPT an ordinance (second reading) amending the wages, salary, and compensation for the reassigned classification of Risk Manager to Exempt and Confidential Management (Salary Range No. 3.1: \$9,024 - \$13,806/month) - Human Resources Management Department (Lisa Stephenson 620-6600).
- G-15.** ADOPT an ordinance (second reading) amending the Zoning Ordinance and Zoning Map to change the land use designation for undeveloped parcels on Jetty Drive from M-1 Industrial/Office Flex to PA, Planned Area District to provide conformity with the General Plan 2030 - Planning and Building Services Department (Richard Mitchell 620-6706).
- G-16.** APPROVE a one-year software maintenance agreement with Zoll Data Systems, Inc. to provide technical support, maintenance services, upgrades and licenses for the Fire Department's record management system (RMS), Computer Aided Dispatch (CAD) System and Telestaff interfaces in the amount of \$10,592 - Fire Department (Chief Michael Banks 307-8041).
- G-17.** APPROVE a First Amendment to the Employment Agreement between the City of Richmond and Bruce Reed Goodmiller to extend the term of the agreement to March 7, 2017, with no increase in compensation - City Manager's Office (Bill Lindsay 620-6512).
- G-18.** RESCIND Resolution No. 56-14 of the City of Richmond City Council regarding the interpretation of the State of California Policy Regarding Solar Energy Systems - Mayor McLaughlin (620-6503) and Councilmember Butt (620-6861).

- G-19.** ADOPT a resolution authorizing the City Manager to negotiate and execute Community Development Block Grant (CDBG) Section 108 Loan Program and HOME Investment Partnership Program loan agreements and related documents with the RHA Housing Corporation for the Triangle Court and Friendship Manor Rental Assistance Demonstration (RAD) rehabilitation projects, in an amount not to exceed \$3,000,000 - Housing and Community Development (James Goins 620-6940).
- G-20.** APPROVE the following appointments: Richmond Housing Advisory Commission: Candy Capogrossi, new appointment, completing an unexpired term, term ending November 1, 2015; Workforce Investment Board: Margaret Hanlon-Gradie, new appointment, no term expiration; Arts and Culture Commission: Susan Anderson, new appointment, term ending January 31, 2018; Public Arts Advisory Committee: Suzanne Tan, correcting term ending to January 31, 2018 - Mayor McLaughlin (620-6503).
- G-21.** ADOPT a resolution approving the transfer of \$75,000 from the Hilltop Landscape Maintenance District reserve funds to perform two proposed capital improvement beautification projects along the Richmond Parkway, including at the southwest corner at San Pablo Avenue and Richmond Parkway, as requested by the Hilltop Landscape Maintenance District Advisory Committee - Public Works Department (Yader A. Bermudez 231-3008).

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

Continued Resolutions

- H-2.** ADOPT a resolution of the City Council of the City of Richmond to regulate development of parcels with creeks - Councilmember Butt (620-6861). **This item was continued from the September 16, 2014, meeting.**
- H-3.** ADOPT a resolution to implement provisions of the General Plan 2030 relative to community trails - Councilmember Butt (236-7435). **This item was continued from the September 16, 2014, meeting.**

Continued Ordinances

- H-4.** INTRODUCE an ordinance (first reading) amending Section 6.40.020 of the Richmond Municipal Code Chapter 6.40, Residential Rental Dwelling Unit Inspection and Maintenance, expanding the residential rental inspection program (RRIP) to all residential rental properties, and making corrections to the current definition of "Rental Residential Dwelling Unit" - Planning and Building Services Department (Richard Mitchell 620-6706). **This item was continued from the September 16, 2014, meeting.**

I. COUNCIL AS A WHOLE - NOT EARLIER THAN 7:30 P.M.

- I-1.** CONSIDER amendments to City Council Rules and Procedures and the Posted Agenda Form in order to handle disruptions during City Council Meetings and to codify rules regarding campaigning at Council meetings; and ADOPT the amendments to the City Council Rules and Procedures and Posted Agenda Form - City Manager's Office (Bill Lindsay 620-6512)/Police Department (Chief Chris Magnus 620-6655)/City Attorney's Office (Bruce Reed Goodmiller 620-6509).
- I-2.** DISCUSS options and provide direction to staff for analyzing the modification and expansion of Chapter 7.102 of Ordinance No. 28-10 N.S. to allow establishment of Medical Marijuana Collectives in additional zoning districts - Planning and Building Services Department (Richard Mitchell 620-6706).
- I-3.** DIRECT staff to send a letter to Chevron requesting an amendment to the Community Investment Agreement to redirect a portion of the \$90 million to Doctors Medical Center - Councilmember Booze'.

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

K. 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.