



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**AGENDA**  
**Tuesday, October 21, 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  
Thomas K. Butt  
Courtland "Corky" Boozé  
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 who has knowledge of the subject material, 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**

5:30 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 REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):

Property: Port of Richmond (Rigger's Loft)  
Agency negotiators: Bill Lindsay and Jim Matzorkis  
Negotiating Party: (i) Rigger's Loft Wine Company, Inc.; and  
(ii) Bay Area Derby Girls  
Under negotiation: Price and terms of payment

- A-2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Subdivision [a] of Government Code Section 54956.9):

Siller vs. City of Richmond

**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 authorizing a service contract with Bay Hawk Inc. Plumbing Service for as-needed outdoor plumbing 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 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 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. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**
- E. OPEN FORUM FOR PUBLIC COMMENT**
- F. CITY COUNCIL CONSENT CALENDAR**
  - F-1.** APPROVE a contract to lease property located at 500 23rd Street for use by RichmondBUILD for EPA and Project FLOW job training activities. The lease period is July 1, 2014, through June 30, 2015. The leasing fee is \$5,000 per month. The total lease renewal amount will not exceed \$60,000 - Employment and Training Department (Sal Vaca/Fred Lucero 307-8059).
  - F-2.** APPROVE a Fifth Amendment to the Construction Agreement for Alten Construction (Alten) to finalize additional electrical work and tenant improvements on the Riggers Loft/Operations and Security Center Project, increasing the amount by \$200,000 to a total contract amount not to exceed \$4,950,000, and increasing the Port Department budget by this amount - Port Department (Jim Matzorkis 215-4608).
  - F-3.** CONSIDER recommending approval of a contract with General Roofing Company for roof replacement at the May Valley Community Center in an amount not to exceed \$35,000 - Public Works Department (Yader A. Bermudez 231-3008).
  - F-4.** APPROVE the purchase of an upgraded integrated library system (ILS) for the Richmond Public Library from Innovative Interfaces, Inc., including maintenance and support, web hosting, specialized modules to enhance services, a subscription to Link + resource sharing, and staff training, in an amount not to exceed \$160,000 per year for a five-year period effective July 1, 2014 (This item was reviewed and recommended for approval by the Finance Committee at its October 3, 2014, meeting) - Library and Cultural Services Department (Katy Curl 620-6554).

- F-5.** APPROVE the purchase of three Chevrolet Tahoe vehicles from Folsom Chevrolet to replace several aged vehicles in the Fire Prevention Services Division with funds from the Chevron Inspection contract in the amount of \$96,246 - Fire Department (Chief Michael Banks 307-8041).
- F-6.** RECEIVE a report on the Richmond Municipal Sewer District for the month of September 2014 - Engineering Services Department (Chad Davisson 620-5486).
- F-7.** APPROVE the purchase of one asphalt emulsion sprayer trailer model 220-pt for the paving program from PB Loader Corporation in an amount not to exceed \$20,000 - Public Works Department (Yader Bermudez 231-3008).
- F-8.** APPROVE a one-time payment for \$37,657 to Auto Warehousing Company to replace sections of rusting fence around the perimeter of the Point Potrero Marine Terminal (PPMT) - Port Department (Jim Matzorkis 215-4608).
- F-9.** APPROVE a professional services agreement with BKF Engineers (BKF) for engineering and program management services to support the closeout of capital improvement projects for a term of one year, in an amount not to exceed \$50,000 - Port Department (Jim Matzorkis 215-4608).
- F-10.** INTRODUCE an ordinance (first reading) establishing the wages, salary, and compensation for the new classification of Community Services Director (Executive Salary Range 5.1 \$10,728 - \$16,743/month) - Human Resources Management Department (Lisa Stephenson 620-6600).
- F-11.** INTRODUCE an ordinance (first reading) establishing the wages, salary, and compensation for the new classification of Resident Services Administrative Officer (Executive Salary Range 2.1 \$8,087 - \$12,620/month) - Human Resources Management Department (Lisa Stephenson 620-6600).
- F-12.** APPROVE a two-year contract, with possible two one-year extension options, with SC FUELS to deliver bulk fuel to the City's four fuel sites in an amount not to exceed \$1,430,000 per fiscal year. (This item was not reviewed by the Finance Committee due to meeting schedules and to prevent any interruption of critical supply services) - Public Works Department (Yader Bermudez 231-3008).
- F-13.** APPROVE a Community Development Block Grant-Funded contract with NEMA Construction to perform Americans with Disabilities Act improvements at the Main Library in an amount not to exceed \$341,000 (This item was reviewed and recommended for approval by the Finance Committee at its October 3, 2014, meeting) - Public Works Department (Yader A. Bermudez 231-3008).

- F-14.** APPROVE a three-year contract with Brenntag Pacific, Inc. to supply pool chemicals to the Richmond Swim Center and Richmond Municipal Natatorium in an amount not to exceed \$250,000 for the initial three-year term, with the option to extend this contract for an additional two years (This item was reviewed and recommended for approval by the Finance Committee at its October 3, 2014, meeting) - Public Works Department (Yader A. Bermudez 231-3008).
- F-15.** ADOPT resolutions authorizing: (1) the execution of a grant-funded and Cosco Busan settlement-funded contract with W.R. Forde Associates for construction of the Plunge Bay Trail Gap Closure Project in an amount not to exceed \$369,138; and (2) the amendment of the 2013-2015 Biennial Budget to increase expenditures for budget line item Plunge Bay Trail Gap Closure Project by \$174,785 to \$424,685 (This item was reviewed and recommended for approval by the Finance Committee at its October 3, 2014, meeting, noting that this action prevents the loss of \$85,211 in grant funding) - Engineering Services Department (Chadrick Smalley 412-2067).
- F-16.** APPROVE the City Council minutes of the regular meeting held on June 17, 2014, and the special meeting held on June 18, 2014 - City Clerk's Office (Diane Holmes 620-6514).
- F-17.** APPROVE the following appointments and re-appointment: Planning Commission: Jeffrey Kilbreth, new appointment, term ending June 30, 2016; Richmond Youth Council: Maria Celeste-Luna, new appointment, term ending October 1, 2015; Ashley Tejada, new appointment, term ending October 1, 2015; Dante Romero, new appointment, term ending October 1, 2015; Ashley Vera, new appointment, term ending October 1, 2015; Drew Berry, new appointment, term ending October 1, 2015; Justin Rodriguez, new appointment, term ending October 1, 2015; Yann Picouleau, new appointment, term ending October 1, 2015; Joan Binalinbing, new appointment, term ending October 1, 2015; Police Commission: Alejandro Navarro, incumbent, term ending November 1, 2017 - Mayor McLaughlin (620-6502)

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

**Continued Resolutions**

- G-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, and October 7, 2014, meetings.**
- G-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, and October 7, 2014, meetings.**

**Continued Ordinances**

**G-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, and October 7, 2014, meetings.**

**Continued Council as a Whole**

**G-5.** 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). **This item was continued from the October 7, 2014, meeting.**

**H. PUBLIC HEARINGS - NOT EARLIER THAN 7:30 P.M.**

**H-1.** INTRODUCE an ordinance (first reading) amending Chapter 12.18 of the Richmond Municipal Code titled, "Discharges to the Wastewater Treatment System", to ensure consistency with the requirements as specified in Chapter 40 of the Federal Code of Regulations, Part 403, "Protection of the Environment" - Engineering Services Department (Chad Davisson 307-8091).

**I. COUNCIL AS A WHOLE - NOT EARLIER THAN 7:45 P.M.**

**I-1.** RECEIVE an update from staff regarding prior City Council direction to develop a multi-year plan to allocate \$15 million from the Chevron Refinery Modernization Project Environmental and Community Investment Agreement to support Doctors Medical Center as a full-service hospital, and to develop a plan for obtaining additional funding from other possible sources for this purpose - City Manager's Office (Bill Lindsay 620-6512).

**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.*