



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA
Tuesday, June 2, 2015

Link to City Council Agendas/Packets
<http://sireweb.ci.richmond.ca.us/sirepub/meet.aspx>
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Mayor
Thomas K. Butt

Vice Mayor
Jael Myrick

Councilmembers
Nathaniel Bates
Jovanka Beckles
Eduardo Martinez
Gayle McLaughlin
Vinay Pimplé

Housing Authority Tenant Commissioners
Dolores Johnson
Barbara Sutton

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 Souble, 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.

CONDUCT AT MEETINGS: **Richmond City Council meetings are limited public forums during which the City strives to provide an open, safe atmosphere and promote robust public debate. Members of the public, however, must comply with state law, as well as the City's laws and procedures and may not actually disrupt the orderly conduct of these meetings. The public, for example, may not shout or use amplifying devices, must submit comment cards and speak during their allotted time, may not create a physical disturbance, may not speak on matters unrelated to issues within the jurisdiction of the City Council or the agenda item at hand, and may not cause immediate threats to public safety.**

CITY HARASSMENT POLICY: The City invites public comment and critique about its operations, including comment about the performance of its public officials and employees, at the public meetings of the City Council and boards and commissions. However, discriminatory or harassing comments about or in the presence of City employees, even comments by third parties, may create a hostile work environment, if severe or pervasive. The City prohibits harassment against an applicant, employee, or contractor on the basis of race, religious creed, color, national origin, ancestry, physical disability, medical condition, mental disability, marital status, sex (including pregnancy, childbirth, and related medical conditions), sexual orientation, gender identity, age or veteran status, or any other characteristic protected by federal, state or local law. In order to acknowledge the public's right to comment on City operations at public meetings, which could include comments that violate the City's harassment policy if such comments do not cause an actual disruption under the Council Rules and Procedures, while taking reasonable steps to protect City employees from discrimination and harassment, City Boards and Commissions shall adhere to the following procedures. If any person makes a harassing remark at a public meeting that violates the above City policy prohibiting harassment, the presiding officer of the meeting may, at the conclusion of the speaker's remarks and allotted time: (a) remind the public that the City's Policy Regarding Harassment of its Employees is contained in the written posted agenda; and (b) state that comments in violation of City policy are not condoned by the City and will play no role in City decisions. If any person makes a harassing remark at a public meeting that violates the above City policy, any City employee in the room who is offended by remarks violating the City's policy is excused from attendance at the meeting. No City employee is compelled to remain in attendance where it appears likely that speakers will make further harassing comments. If an employee leaves a City meeting for this reason, the presiding officer may send a designee to notify any offended employee who has left the meeting when those comments are likely concluded so that the employee may return to the meeting. The presiding officer may remind an employee or any council or board or commission member that he or she may leave the meeting if a remark violating the City's harassment policy is made. These procedures supplement the Council Rules and Procedures relating to disruption of orderly conduct at Council meetings.

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**

5:30 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. LIABILITY CLAIMS -(Government Code Section 54956.9):

Jeffery Galaviz vs. City of Richmond

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

Property: Port of Richmond Terminal 3
Agency negotiators: Bill Lindsay and Jim Matzorkis
Negotiating party: RJJ Resource Management Corp.
Under negotiations: Price and terms of payment

REGULAR MEETING OF THE 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. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**
 - E-1.** INTRODUCE the first place winners of the 2015 Junior Fire Chief Program - Fire Department (Chief Adrian Sheppard 307-8041).
 - E-2.** PROCLAMATION in recognition of the 11th Annual Queer Women of Color Media Arts Project Film Festival - Councilmember Jovanka Beckles (620-6568), Councilmember Gayle McLaughlin (620-5431) and Mayor Tom Butt (620-6503).
 - E-3.** ANNOUNCE City of Richmond board, commission and committee vacancies as of June 2, 2015, and ask that interested residents send applications to the City Clerk - Mayor Tom Butt (620-6503)
- F. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**
- G. REPORT FROM THE CITY MANAGER**
- H. OPEN FORUM FOR PUBLIC COMMENT**
- I. CITY COUNCIL CONSENT CALENDAR**
 - I-1.** REVIEW and RECEIVE the City's Investment and Cash Balance Report for the month of March 2015 - Finance Department (Belinda Warner 620-6740/Tracey Angelo 620-6750).
 - I-2.** APPROVE an agreement with Performance Abatement Services to complete the cleanup and disposal of polychlorinated biphenyls at the Point Potrero Marine Terminal for an amount not to exceed \$600,640 - Port Department (Jim Matzorkis 215-4600).

- I-3.** ADOPT a resolution authorizing service contracts with CEQA and NEPA consulting firms (15 firms referenced in resolution) for as-needed services for an amount not to exceed \$1,000,000 per firm over a three-year period, with an option to extend the contracts for one year - Planning and Building Services Department (Richard Mitchell 620-6705).
- I-4.** AUTHORIZE the Port to enter into a 10-year lease with RJJ Resource Management Corp. (RJJ) for use of property at Terminal 3 for their operation to receive, handle, process, store, and export logs, providing minimum annual guaranteed (MAG) revenue of \$500,000 for the Port of Richmond for the first three years of the lease, including the property lease, and port tariff charges for dockage and wharfage - Port Department (Jim Matzorkis 215-4600).
- I-5.** ADOPT a resolution approving standing contracts for as-needed electrical contractor services for high voltage and major electrical projects in an amount not to exceed \$100,000 per year, per contractor over a three year period, with an option to extend the contracts for two years. The qualified electrical contractors are: Net Electric, Inc. (Richmond); NEMA Construction (Albany); and St. Francis Electric, Inc. (San Leandro) - Public Works Department (Yader A. Bermudez 774-6300).
- I-6.** APPROVE a legal services agreement with Trisha A. Aljoe in the amount of \$180,000 to provide continued legal services with respect to the Police Department in connection with Code Enforcement activities, drug house abatement matters, civil and criminal prosecutions of the Richmond Municipal Code and general legal matters. The term of the contract shall be July 1, 2015, through June 30, 2016 - Police Department (Chief Chris Magnus 621-1802).
- I-7.** APPROVE a contract with Community Violence Solutions (CVS) for the continuation of services for CIC to provide a forensic interviewer for all investigations where a child has been sexually abused, physically abused and/or severely neglected, for the period July 1, 2014 through June 30, 2015 in an amount not to exceed \$21,901 - Police Department (Chief Chris Magnus 621-1802).
- I-8.** APPROVE a contract with Community Violence Solutions (CVS) for the continuation of services for on-site advocates to assist victims of domestic violence and sexual assault, for the period January 1, 2015 to December 31, 2015, in an amount not to exceed \$81,110 - Police Department (Chief Chris Magnus 621-1802).
- I-9.** ACCEPT and APPROPRIATE the 2015 California Governor's Office of Emergency Services (CalOES) grant funds in the amount of \$188,975; and APPROVE the continuation of a contract with STAND! For Families Free of Violence, funded by the CALOES grant for on-site advocates to assist victims of domestic violence, for the period January 1, 2015, to December 31, 2015, in an amount not to exceed \$95,134 - Police Department (Chief Chris Magnus 621-1802).

- I-10.** INTRODUCE an ordinance (first reading) setting the tax rate for the Tax Override Pension Fund for Fiscal Year 2015-16 at 0.14% - Finance Department (Belinda Warner/Antonio Banuelos 620-6740).
- I-11.** APPROVE a contract with the State of California Department of Transportation (CalTrans) for receiving the donation of Total Station electronic surveying equipment to assist with collision and crime scene investigations - Police Department (Chief Magnus 621-1802).
- I-12.** ADOPT a resolution of intention and ADOPT an urgency ordinance amending the contract between the California Public Employee's Retirement System and the Richmond City Council for employees sharing additional costs of three percent for classic local safety members in Richmond Police Officers' Association (RPOA) - Human Resources Management Department (Lisa Stephenson 620-6600).
- I-13.** APPROVE the following appointments and re-appointments: Economic Development Commission: Jayma Brown, new appointment, term expiring March 30, 2018; Point Molate Citizens Advisory Committee: Robert McNeil, new appointment, term expiring May 30, 2017; Mark Howe, new appointment, term expiring May 30, 2017; Shana Bagley, new appointment, term expiring May 30, 2017; Charles Garland Duncan, new appointment, term expiring May 30, 2017 - Mayor Tom Butt (620-6503).
- I-14.** ADOPT a resolution authorizing the City Manager and Police Chief to execute reoccurring law enforcement services contracts for fiscal years 2014-2015, 2015-2016, 2016-2017, and 2017-2018 with Contra Costa County and the State of California at an aggregate annual amount of \$651,000. 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 Telecommunications 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 (ACCCJIN) - \$20,000; Martinez Detention Facility intake fees - \$30,000; alcohol/toxic drug and crime scene evidence analysis - \$350,000; Sexual Assault Response Team (SART) examinations - \$40,000; annual jail inspection and audit - \$18,000; Coroner & 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).

J. PUBLIC HEARINGS

- J-1.** HEAR public comment relating to the proposed issuance of multifamily housing revenue obligations by the California Statewide Communities Development Authority ("CSCDA") in an amount not to exceed \$15,000,000, in connection with multifamily housing revenue obligations to Levy Affiliated Holdings (the "Borrower"). The proceeds of the obligations will enable the Borrower to finance the acquisition and rehabilitation of 100 residential rental facilities at Liberty Village; and ADOPT a resolution to approve the proposed financing by the CSCDA - Finance Department (Belinda Warner/Susan Segovia 307-8022).
- J-2.** DECLARE results of the majority protest proceeding and adopt the Resolution Establishing the Richmond Tourism Marketing District (RTMD); and ADOPT (second reading) the ordinance disestablishing the Richmond Tourism Business Improvement District (RTBID) - City Manager's Office Bill Lindsay 620-6512/Janet Johnson 307-8131).
- J-3.** **CONTINUED to June 16, 2015** - HEAR an appeal by Chung Yeung Yiu, of the Planning Commission's APPROVAL of a 289-unit transit oriented affordable housing development, proposed for two parcels located near the Richmond Intermodal terminal, and render a decision - Planning and Building Services Department (Richard Mitchell 620-6706).

K. RESOLUTIONS

- K-1.** ADOPT a resolution authorizing the issuance of not to exceed \$3,000,000 aggregate principal amount of Social Impact Bonds (Richmond Housing Rehabilitation Project) Taxable 2015 Series A; authorizing the forms of and directing the execution and delivery of an indenture of trust; a loan agreement and a bond purchase agreement; and approving the taking of all necessary actions in connection therewith - Housing and Community Development - (James Goins/Susan Segovia 620-1272).

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

M. 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.