

RICHMOND, CALIFORNIA, September 29, 2015

The Richmond City Council Evening Open Session was called to order at 5:03 p.m. by Mayor Tom Butt.

ROLL CALL

Present: Councilmembers Nathaniel Bates, Eduardo Martinez, Vinay Pimplé, and Mayor Tom Butt. **Absent:** Councilmember Jovanka Beckles and Vice Mayor Jael Myrick arrived after Open Session adjourned to Closed Session. Councilmember Gayle McLaughlin was absent for the entire meeting.

PUBLIC COMMENT

None.

CITY COUNCIL

The city clerk announced that the purpose of the Open Session was for the City Council to hear public comments on the following items to be discussed in Closed Session.

A-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):

Property: Richmond BART Transit Village (east side)
Agency negotiators: Bill Lindsay and Chad Smalley
Negotiating parties: Pacific West Communities, LLC
Under negotiation: Price and terms of payment

B-1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957.6):

Title: City Manager

The Open Session adjourned to Closed Session at 5:04 p.m. Closed Session adjourned at 6:00 p.m.

The Regular Meeting of the Richmond City Council was called to order at 6:30 p.m. by Mayor Tom Butt who led the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Absent:** Councilmember McLaughlin was absent for the entire meeting.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

The city clerk read the following statement on behalf of Councilmember McLaughlin: "Dear Colleagues and members of the community, I am not able to attend the meeting tonight as I am in Washington DC with a delegation of local elected officials and community leaders, joined by Senator Elizabeth Warren. The purpose of the

trip is to meet with representatives from HUD and FHFA (which oversee Fannie Mae and Freddie Mac) to urge them to sell pools of troubled mortgages to non-profits with a program and plan to save homes and create affordable housing. As you may remember, we passed a resolution in support of this effort early in the year. I look forward to catching up on the various issues that you all will be discussing tonight, including votes that will occur on the Promise Program later in October. Sincerely,
Councilmember Gayle McLaughlin.”

PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS

E-1 Councilmember Bates and Mayor Butt presented a proclamation to twelve-year-old Naja Jwahir Ji Jaga for overcoming injury to qualify as a medalist during the 2015 Amateur Athletic Union Junior Olympic Track and Field Championships. Richmond Half Steppers Coach Eric Avery, Johnny Holmes, Jerrold Hatchett, and the honoree’s father gave comments.

E-2 Councilmember Bates and Mayor Butt presented a proclamation to Fire Marshal Terry Harris and Deputy Fire Marshal Robin Poindexter recognizing October 4, 2015, to October 10, 2015, as Fire Prevention Week in the City of Richmond. Councilmember Beckles and Texanita Bluit gave comments.

E-3 Councilmembers Beckles and Martinez presented a proclamation to members of the Somos Latinos Group recognizing National Latino Heritage Month from September 15, 2015, through October 15, 2015. Cesar Zepeda and Cordell Hindler gave comments.

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

City Attorney Bruce Goodmiller stated that there were no reportable actions.

REPORT FROM THE CITY MANAGER

City Manager Bill Lindsay announced that the draft Richmond Bay Specific Plan (RBSP), formerly known as the South Shoreline Specific Plan, was released for public comment on Thursday, October 1, 2015. Mr. Lindsay reported the status of paving projects including the Nevin Avenue Improvement Project and the intersection at Cutting and Carlson Boulevards for safety improvements. Mr. Lindsay also reported on the success of the city’s annual Solarthon event held on Saturday, September 26, 2015.

OPEN FORUM FOR PUBLIC COMMENT

Leonard Taylor announced the Vallejo Waterfront Festival at Jefferson Memorial Park and the Organic Farmers Market in Downtown Vallejo on Oct 3-4, 2015. Mr. Taylor also reminded everyone of the Hilltop Charter School Campus Open House on Wednesday, October 7, 2015.

Cordell Hindler gave comments regarding under-utilized community centers in Richmond and loss of funding.

Naomi Williams announced that tickets were available for the Commission on Aging Zydeco Dance featuring Andre Thierry on October 3, 2015. Ms. Williams also announced the Annual Crime Prevention Banquet on Saturday, October 17, 2015, 6:00 p.m. to 8:30 p.m. at 3230 Macdonald Avenue. Ms. Williams gave comments regarding the construction in progress at Carlson and Cutting Boulevards.

Donna Powers gave comments regarding the reinstatement of the Finance Committee discontinued in January 2015.

Justeis Mae Saephan gave comments regarding the Richmond Promise Program.

Hilltop District Neighborhood Council President Cesar Zepeda announced the North Richmond Shoreline Festival on Saturday, October 3, 2015, 11 a.m. to 5:00 p.m. at the Point Pinole Shoreline Regional Park.

Richard Stollings gave comments regarding the presentation of the South Richmond Transportation Connectivity Plan at the September 15, 2015, City Council meeting and suggested that the plan included trolley cars running on the railroad tracks along Carlson Boulevard.

Texanita Bluitt gave comments regarding the lack of urgent emergency care services in Richmond and urged Councilmembers to devise a plan.

Herk Schusteff gave philosophical comments regarding reconnecting with nature and health as it relates to traditional wisdoms, farming, and independent societies.

Fayza Ayyad expressed her gratitude to the Richmond Fire Department for their quick response time and gave comments regarding the loss of her son and the Richmond Promise program.

Mike Parker gave comments on the new fabrication lab at Kennedy High School and new ways of teaching.

Bea Roberson reported an incorrect detour sign at Nevin Avenue and 23rd Street directing traffic to turn left against the flow of traffic on a one way street.

STUDY SESSION/STUDY AND ACTION SESSION

I-1 The matter to receive a presentation to review policy initiatives to improve the availability, quality and development of affordable housing was presented by Mayor Tom Butt, Senior Planner Lina Velasco, and local experts: Meea Kang of Domus Development, Felix AuYeung and Nur Kausar of EAH Housing, and Peggy Jen of Bay Area Local Initiatives Support Corporation. The PowerPoint presentation highlighted background information; the Mayor's Office affordable housing team; technical definitions; Regional Housing Needs Allocation Performance; current in-progress policies and programs; housing trends; state of affordable housing in Richmond and challenges to develop; gap financing; Richmond's marketing conditions; policies to consider; and next steps. Mayor Butt stated that his office and staff would continue to research and work with experts to develop affordable

housing policy recommendations for City Council to consider. Mayor Butt also requested that Councilmembers submit additional affordable housing strategies to be pursued. Councilmember Martinez requested a copy of the PowerPoint presentation for the item. Jim Becker of the Richmond Community Foundation stated that bond sales related to the Richmond Distressed Rehab Program were anticipated to close escrow in October 2015 and eight properties would be ready for rehabilitation as affordable housing. Mike Parker gave comments.

I-2 The matter to discuss specific policy options pertaining to the Richmond Promise and provide direction to staff was presented by Administrative Chief Shasa Curl. Ms. Curl's PowerPoint presentation highlighted background information; student recommendations, perspectives and methodology; community input and methodology; and policy options. Ms. Curl explained the staff recommendations for the following twelve policy items: (1) residency, (2) residency/school enrollment length, (3) school attendance, (4) graduation or high school equivalency documentation, (5) grade point average (GPA), (6) partnerships with postsecondary institutions, (7) extracurricular activities and college readiness, (8) time limit, (9) petitions to the advisory board, (10) program launch, (11) 501(c)(3) nonprofit/foundation by laws, and (12) advisory board. Discussion ensued following the presentation. Councilmember Martinez requested an amendment to the school attendance policy option that would exclude student absences due to major medical conditions that required hospitalization. Councilmember Bates requested an appeals process, grade point average and positive attendance requirements, and that the program was not limited by a fixed age number. Councilmember Pimplé requested additional recommendations to safeguard funds from fraud and options for City Council to reserve the right to make future amendments to the program. Councilmember Bates requested requirements for how a student would continue to receive funding beyond the first year of college. Mayor Butt stated that the City Council would need to determine the level of authority over the program that the city would retain. Mayor Butt suggested that an age limit was unnecessary with the provision of eligibility within one year of graduation from high school and requested a military service exception with regard to the time limit policy. The following speakers gave comments: Cordell Hindler, Dana Mitchell, Don Gosney, Eric Chavez, Brian Buttacavoli, Mike Parker, Rama Prathapam, Yolanda Lopez, Gloria Scoggins, Anna Blackman, Bettye Davis, Scottie Smith, Tomasa Espinoza, Joel Mackey, Gisselle Marroquin, Michael Ray, Nishay Gray, Mike Peritz, Angelica Arriaga, and Olaniyi Solebo. A motion by Councilmember Bates to include in the Richmond Promise Program all graduating students from public, private, and charter schools in Richmond died due to the lack of a second on the motion. Vice Mayor Myrick suggested that staff include terms for funds distribution and funds be limited to within one year of official high school graduation with the exception to military service for four years, peace core, accredited divinity school, or penal institutionalization. Vice Mayor Myrick stated that he wanted to make a major pitch to include and follow recommendations in terms of not having a grade point average requirement and that there be no strict extracurricular activities requirement. At the conclusion of discussion, City Council provided direction to staff on the

specific policy options to incorporate in the final iteration of the Richmond Promise Strategic Action Plan by the following series of votes: **Option 1A**, (residency must be established and the student enrolled and attending class within the first week of the school year), **passed by the following vote: Ayes:** Councilmembers Bates, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Noes:** Councilmember Beckles. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 1B**, (residency must be established and the student enrolled at the beginning of the school year), **failed by the following vote: Ayes:** Councilmember Beckles. **Noes:** Councilmembers Bates, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 1C**, (residency must be established and the student enrolled by October 1 of the school year), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 2A**, (residency as measured by a cumulative school attendance scale in grades K-12, minimum grades 9-12), **passed by the following vote: Ayes:** Councilmembers Martinez, Vice Mayor Myrick, and Mayor Butt. **Noes:** Councilmembers Beckles and Pimplé. **Abstentions:** Councilmember Bates. **Absent:** Councilmember McLaughlin. **Option 2B**, (residency as measured by a cumulative school attendance scale in grades 3-12), **failed by the following vote: Ayes:** Councilmembers Beckles and Pimplé. **Noes:** Councilmember Martinez, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** Councilmember Bates. **Absent:** Councilmember McLaughlin. **Option 2C**, (residency as measured by high school enrollment and completion), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick and Mayor Butt. **Abstentions:** Councilmember Bates. **Absent:** Councilmember McLaughlin. **Option 3A**, (eligible students must have positive attendance at an eligible school defined by missing no more than 10% of the school year, including excused and unexcused absences), **failed by the following vote: Ayes:** Councilmember Pimplé. **Noes:** Councilmembers Bates, Beckles, Martinez, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 3A with amendment**, (eligible students must have positive attendance at an eligible school defined by missing no more than 10% of the school year, including excused and unexcused absences) **with a friendly amendment by Vice Mayor Myrick excluding absences due to hospitalization, was accepted by Councilmembers and passed by the following vote: Ayes:** Councilmember Bates, Beckles, Martinez, Vice Mayor Myrick, and Mayor Butt. **Noes:** Councilmember Pimplé. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 3B**, (eligible students must have positive attendance at an eligible school), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 3C**, (no attendance mandate), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 4A**, (eligible students must provide graduation documentation from an eligible academic institution or a certificate of high

school equivalency (GED, HiSET, or TASC) issued by the California Department of Education), **passed by the unanimous vote of the City Council. Option 4B**, (eligible students must provide high school graduation documentation from an eligible academic institution [excludes high school equivalency]), **was not taken under consideration by the City Council because Option 4A was passed unanimously. Option 5A**, (no GPA requirement), **passed by the following vote: Ayes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Noes:** Councilmember Bates. **Abstentions:** None. **Absent:** Councilmember McLaughlin. Councilmember Pimplé requested staff to provide more information on GPA requirements and automatic “bump up” (increased award amount) for students with a 3.0 GPA or higher. **Option 5B**, (minimum 2.5 GPA), **failed by the following vote: Ayes:** Councilmember Bates. **Noes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 5C**, (minimum 3.0 GPA), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 6A**, (college students must participate for at least one academic year in an academic and social support program identified, sponsored, or administered by the Richmond Promise 501(c)(3) at their postsecondary institution), **passed by the following vote: Ayes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Noes:** Councilmember Bates. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 6B**, (encourage the Richmond Promise 501(c)(3) to collaborate with postsecondary institutions to develop academic and social support and wrap around services to support Richmond Promise scholars on campus), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 6C**, (no participation or collaborative effort), **failed by the following vote: Ayes:** Councilmember Bates. **Noes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 7A**, (students must participate in at least one extracurricular, volunteer, or work/internship activity and a college preparatory or advising program), **passed by the following vote: Ayes:** Councilmembers Bates, Beckles, Martinez, Pimplé, and Mayor Butt. **Noes:** Vice Mayor Myrick. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 7B**, (students, where applicable, must work with an advisor/counselor to identify appropriate extracurricular activity or college preparatory program), **failed by the following vote: Ayes:** None. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 7C**, (no extracurricular activity requirement), **failed by the following vote: Ayes:** Vice Mayor Myrick. **Noes:** Councilmembers Bates, Beckles, Martinez, Pimplé, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 8A with amendment**, (eligible students may apply for the Promise up to one year after the completion of their high school degree or equivalency and up to the age of 19) **with a**

friendly amendment by Councilmember Bates to increase the maximum age limit to 21 and include an exception for military service, was accepted by Councilmembers and passed by the unanimous vote of the City Council. Option 8B, (eligible high school graduates and equivalency completion students may apply for the Promise up to the age of 21, and older students may petition to the administrator), was not taken under consideration by the City Council because Option 8A with amendment was passed unanimously. Option 8C, (eligible high school graduates and equivalency completion students may apply for the Promise up to the age of 20), was not taken under consideration by the City Council because Option 8A was passed unanimously. Option 9A, (no petitions), failed by the following vote: Ayes: Councilmember Pimplé. Noes: Councilmembers Bates, Beckles, Martinez, Vice Mayor Myrick, and Mayor Butt. Abstentions: None. Absent: Councilmember McLaughlin. Option 9B, (petition to the Administrator, and may petition to the Advisory Committee if rejected by the Administrator), failed by the following vote: Ayes: Councilmember Martinez. Noes: Councilmembers Bates, Beckles, Pimplé, Vice Mayor Myrick, and Mayor Butt. Abstentions: None. Absent: Councilmember McLaughlin. Option 9C, (Advisory Board only), passed by the following vote: Ayes: Councilmembers Bates, Beckles, Vice Mayor Myrick, and Mayor Butt. Noes: Councilmember Martinez and Pimplé. Abstentions: None. Absent: Councilmember McLaughlin. Mayor Butt requested staff to research and provide additional information for how petitions were handled by other programs. Option 10A, (all eligible seniors as defined by the Richmond City Council), passed by the following vote: Ayes: Councilmembers Bates, Pimplé, Vice Mayor Myrick, and Mayor Butt. Noes: Councilmember Beckles and Martinez. Abstentions: None. Absent: Councilmember McLaughlin. Option 10B, (pilot at Kennedy High School [only high school with majority Richmond students]), failed by the following vote: Ayes: Councilmember Martinez. Noes: Councilmembers Bates, Beckles, Pimplé, Vice Mayor Myrick, and Mayor Butt. Abstentions: None. Absent: Councilmember McLaughlin. Option 10C, (pilot at Kennedy High, Richmond High, and De Anza High School), failed by the following vote: Ayes: Councilmember Beckles. Noes: Councilmembers Bates, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. Abstentions: None. Absent: Councilmember McLaughlin. Option 11, (proposed Board of Directors consisting of City of Richmond, Chevron, Education Sector, Business Sector, and Philanthropic Sector), passed by the unanimous vote of the City Council. Option 12, (proposed Advisory Board consisting of Richmond Community Member, Local Foundation, Local Nonprofit, Community College System, University of California System, California State University System, WCCUSD, Charter Schools, and Private Schools), failed by the following vote: Ayes: Councilmember Bates and Mayor Butt. Noes: Councilmembers Beckles, Martinez, Pimplé, and Vice Mayor Myrick. Abstentions: None. Absent: Councilmember McLaughlin. Option 12 with amendment, (proposed Advisory Board consisting of Richmond Community Member, Local Foundation, Local Nonprofit, Community College System, University of California System, California State University System, WCCUSD, Charter Schools, and Private Schools) with a friendly amendment by Vice Mayor Myrick to include a

slot on the proposed Advisory Board for a recent graduate and exclude the slot for Private Schools for decision at a later date, was accepted by Councilmembers and passed by the following vote: Ayes: Councilmembers Beckles, Martinez, Pimplé, and Vice Mayor Myrick. **Noes:** Councilmembers Bates and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. **Option 12 with an alternative amendment,** (proposed Advisory Board consisting of Richmond Community Member, Local Foundation, Local Nonprofit, Community College System, University of California System, California State University System, WCCUSD, Charter Schools, and Private Schools) **with an alternative friendly amendment by Councilmember Bates to include slots on the proposed Advisory Board for a recent graduate and Private Schools, failed by the following vote: Ayes:** Councilmember Bates. **Noes:** Councilmembers Beckles, Martinez, Pimplé, Vice Mayor Myrick, and Mayor Butt. **Abstentions:** None. **Absent:** Councilmember McLaughlin. City Manager Bill Lindsay acknowledged that staff would convene charter and private schools within the West Contra Costa Unified School District to obtain data for finalizing eligibility and award amount policy recommendations, utilizing the maximum enrollment potential in the modeling.

(Approximately 10:45 p.m. Councilmembers Beckles departed for the remainder of the meeting.)

I-3 The matter to receive a presentation from the National Resource Network and approve a contract with the National Resource Network valued at \$110,000, with the City's share of the cost being \$27,500, to construct a five year budget forecasting model and to support the City in requesting Community Compass technical assistance from the United States Department of Housing and Urban Development was presented by National Resource Network Senior Managing Consultant Russ Branson. Mr. Branson's PowerPoint presentation highlighted an overview, Strong Cities, Strong Communities (SC2) initiative, what the network does, direct assistance from national experts, Richmond assessment process and findings, network investment in Richmond (phase 1), engagement timeline, and the network team's cross-cutting expertise. On motion of Vice Mayor Myrick, seconded by Councilmember Martinez, authorized the City Manager to execute a contract with National Resource Network by the unanimous vote of the City Council.

(Approximately 11:00 p.m., on motion of Vice Mayor Myrick, seconded by Councilmember Martinez extended the meeting to 11:30 p.m. by the unanimous vote of the City Council.)

I-4 **Continued to October 27, 2015, City Council meeting,** the matter to receive a presentation on the Summer of Minecraft training provided to community youth during the month of July 2015, through a collaboration with Building Block for Kids (BBK), UC Berkeley, and Connected Camps.

(At approximately 11:23 p.m., Councilmember Bates departed for the remainder of the meeting).

I-5 The matter to receive an update from the Richmond Art Center on the growth and impact of community programs resulting from a 2012-2017 financial support agreement with the City of Richmond was presented by Richmond Art Center Executive Director Ric Ambrose. Mr. Ambrose's presentation highlighted: the historic beginning of the Art Center, current activities and curriculum, professional development for teaching artists, exhibition program, and financial and programmatic growth over three years.

I-6 **Continued to a future meeting**, the matter to receive a presentation from City staff regarding impact volunteering initiative, Love Your Block, and community-build park project, John F. Kennedy Park.

I-7 **Continued to October 27, 2015, City Council meeting**, the matter to receive a presentation on the Community Wi-Fi Project, a collaborative effort among the City of Richmond, the West Contra Costa Unified School District (WCCUSD), Internet Archive, and Building Blocks for Kids (BBK), to provide free internet to the underserved communities of Richmond.

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

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:28 p.m., to meet again on Tuesday, October 6, 2015, at 6:30 p.m.

Pamela Christian

Clerk of the City of Richmond

(SEAL)

Approved:

Tom Butt

Mayor