



City Hall
1401 Marina Way South
Richmond, CA 94804

AGENDA
Tuesday, June 7, 2005
(Final)

Mayor
Irma L. Anderson

Vice Mayor
Jim Rogers

Councilmembers
Nathaniel Bates
Thomas K. Butt
Richard Griffin
John E. Marquez
Gayle McLaughlin
Mindell L. Penn
Maria T. Viramontes

The Richmond City Council also serves as Board Members and Commission Members for the following:

Redevelopment Agency
Housing Authority*
Joint Powers Financing Authority
Surplus Property Authority
Local Reuse Authority

*** Federal Regulations mandates that the Housing Authority must have two Tenant Commissioners. Tenant Commissioners are:**

Antheia Y. Farr
Helen Hall

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 THREE (3) MINUTES to address the City Council on 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 of the City Council. A member of the audience requesting to remove an item from the Consent Calendar must complete and file a speaker's card with the City Clerk **prior to the City Council's consideration of Item D, Agenda Review.** An item removed from the Consent Calendar may be placed anywhere on the agenda following the City Council's agenda review.

The City Council's adopted Rules of Procedure recognize that debate on policy is healthy; debate on personalities is not. The Chairperson has the right and obligation to cut off discussion that is too personal, too loud, or too crude.

MORNING OPEN SESSION
8:30 a.m.

- A. ROLL CALL**
- B. PUBLIC COMMENT**
- C. ADJOURN TO CLOSED SESSION**

CLOSED SESSIONS
Shimada Room of City Hall

REDEVELOPMENT AGENCY

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code Section 54956.9)

Property: Terminal No. 1
Negotiating Parties: Toll Brothers and the City of Richmond
Under Negotiation: Price and Terms

CITY COUNCIL

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code Section 54957.6)

Title: City Clerk

**PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE
(Government Code Section 54957.6)**

Report by the Confidential Investigative and Appeals Officer

**OPEN SESSIONS
COUNCIL CHAMBER**

**STUDY SESSION
4:00 p.m.**

This is a Joint Study Session of the Redevelopment Agency and the City Council for presentations on the Civic Center Master Plan Request for Qualifications (RFQ) and Requests for Proposals (RFP) from the following:

Alliance Property Group, Inc.
Garfield Traub Development, LLC
ZKS Real Estate Partners, LLC

THE CITY COUNCIL WILL INVITE COMMENTS FROM THE PUBLIC REGARDING THE DEVELOPMENT TEAMS' PRESENTATIONS DURING THE JOINT MEETING OF THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL IMMEDIATELY FOLLOWING THE STUDY SESSION.

Total Time: 2 hours and 15 minutes

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**AGENDA
SPECIAL JOINT MEETING
OF THE
REDEVELOPMENT AGENCY/CITY COUNCIL
6:15 p.m.**

A. ROLL CALL

B. APPROVAL OF MINUTES

B-1. Special Joint Meeting held on May 17, 2005.

C. STATEMENT OF CONFLICT OF INTEREST

D. AGREEMENTS

D-1. APPROVE – selection of a development team for the Civic Center Revitalization Project and authorize staff to negotiate and execute an Exclusive Right to Negotiate Agreement (ERN) – **Staff Recommendation: Select a development team for an ERN Agreement** – Community and Economic Development (Steve Duran 307-8140).

E. ADJOURNMENT

NOTE: There will be a 10-minute break following adjournment of the Joint Meeting of the Redevelopment Agency and the City Council.

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**AGENDA
SPECIAL MEETING
LOCAL REUSE AUTHORITY
7:10 p.m.**

PLEDGE TO THE FLAG

A. ROLL CALL

B. STATEMENT OF CONFLICT OF INTEREST

C. **RESOLUTION**

C-1. **ADOPT** – supporting a joint local/state effort to accelerate redevelopment of California’s closed military bases – **Staff Recommendation: Adopt the resolution** – Planning Department (Richard Mitchell 621-6706).

D. **ADJOURNMENT**

**AGENDA
CITY COUNCIL
7:15 p.m.**

A. **ROLL CALL**

B. **COUNCILMEMBER’S CODE OF CONDUCT**

“I solemnly pledge to conduct all City matters fairly, responsibly and impartially; to carry out the business of the City in an orderly and efficient manner; to treat my colleagues, citizens, and City staff with dignity and respect; through debate, discussion, and dialogue instill public confidence and integrity in the process of City government; and to serve the citizens of Richmond to the best of my ability.”

C. **APPROVAL OF MINUTES**

C-1. Regular Meetings held on May 3, 2005, and May 17, 2005.

D. **STATEMENT OF CONFLICT OF INTEREST**

E. **AGENDA REVIEW**

Members of the audience requesting that an item or items be removed from the CONSENT CALENDAR must complete and file a pink speaker’s card with the City Clerk prior to Agenda Review.

F. **REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE AND NON-CONFIDENTIAL DISCUSSIONS HELD DURING EXECUTIVE SESSION**

G. **OPEN FORUM FOR PUBLIC COMMENT**

H. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS

- H-1.** Presentation of the 2005 Junior Fire Prevention Program Awards to the following: 1st Place – El Sobrante School and 2nd Place – Valley View School – Fire Department (Fire Inspector Richard Kalayjian 307-8152).
- H-2.** Introduction of Police Department employees promoted to the ranks of Captain, Lieutenant, and Sergeant – Police Department (Acting Chief Terry Hudson 620-6655).
- H-3.** Proclamation in recognition of the Community Housing Development Corporation's (CHDC) 15th Anniversary – Mayor Anderson (620-6503).
- H-4.** Accept contributions for the Summer Youth Program – Mayor Anderson (620-6503).

I. 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 Council.

- I-1.** **APPROVE** – the purchase of three new mowers to replace three older models and three accompanying trailers. Total cost is \$84,592.41 – Public Services (Roscoe Ward 231-3020).
- I-2.** **APPROVE** - submitting a letter as a Statement of Progress on the City's adopted Growth Management Program Compliance Check List to the Contra Costa County Transportation Authority – **Staff Recommendation: Approve submitting a letter Statement of Progress to the Transportation Authority** – Planning Department (Mimi Liem 620-6706).
- I-3.** **RESOLUTION** – authorizing implementation of the SCAN Safe Community Alert System in the Police Department to broadcast emergency and non-emergency information quickly and efficiently to the community – **Staff Recommendation: Adopt the resolution** - Police Department (Officer Ken Greco 620-6618).
- I-4.** **RESOLUTIONS** – adopting the following for the Police Department:
 - a. raising the maximum towing fees and implementing new towing fees,
 - b. approving the 2005 Tow Service Contract, and

- c. approving the Pick-N-Pull Expanded Abandoned/Abated Vehicle Program – **Staff Recommendation: Adopt the resolutions** - (Acting Chief Terry Hudson 620-6655).

- I-5. **RESOLUTION** – amending the Position Classification Plan to add the classification of **Information Technology Assistant**. The Salary Range will be \$4,004 to \$4,771 per month – **Staff Recommendation: Adopt the resolution** – Human Resources (Andy Russo 620-6608).
- I-6. **RESOLUTION** – authorizing execution of a Disposition and Development Agreement and an assignment of the City’s option for the purchase of the Plunge parcel to Point Richmond Gateway, LLC – **Staff Recommendation: Adopt the resolution** - Community and Economic Development (Steve Duran 307-8121).
- I-7. **ORDINANCE** – establishing a Library Impact Fee to create a revenue source for the Richmond Public Library for infrastructure costs, library materials, and capital needs – **Second Reading – Staff Recommendation: Adopt the ordinance** – Library (Monique le Conge 620-6555).
- I-8. **ORDINANCE** - amending Chapter 6.06 of the Richmond Municipal Code pertaining to the Historic Structures Code to: (1) Downsize the Historic Preservation Advisory Committee, (2) Provide more flexibility for appointee qualifications, and (3) Incorporate minor operations revisions that satisfy State of California requirements for Richmond to become a Certified Local Government – **Staff Recommendation: Adopt the amendments to the ordinance – Second Reading** - Planning Department (Richard Mitchell 620-6706).

J. PUBLIC HEARINGS

K. AGREEMENTS

- K-1. **AUTHORIZE** – amending a contract with Mary Renfro to provide temporary legal services in the City Attorney’s Office. The contract will terminate on June 30, 2005 – **Staff Recommendation: Authorize the contract amendment** – City Attorney’s Office (Everett Jenkins 620-6509).

L. RESOLUTIONS

- L-1. **ADOPT** – in support of Senate Bill 840 (Kuehl), California Health Insurance Reliability Act – Mayor Anderson (620-6503).

M. ORDINANCES

M-1. INTRODUCE – a Zoning Text Change to add automobile service station to lists of MFR-1 and MFR-2 Conditional Uses – **Staff Recommendation: Introduce the ordinance** - Planning Department (Richard Mitchell 620-6706).

M-2. INTRODUCE – establishing wages, salaries, and compensation for the classification of **Information Technology Assistant**. Salary Range is \$4,004 to \$4,771 per month – **Staff Recommendation: Introduce the ordinance** – Human Resources (Andy Russo 620-6608).

N. COUNCIL AS A WHOLE

N-1. Status Report on the schedule, cost, and process to establish design and review standards as voted by the City Council in February 2005.

N-2. Consider the Ordinance of Intention to form the Point Richmond Neighborhood Improvement and Community Enhancement (N.I.C.E.) District – City Manager (Bill Lindsay 620-6512).

N-3. Status report on the Recreation and Park Master Fee Schedule – Councilmember Viramontes (620-6512).

O. COMMUNICATIONS

P. REPORTS OF OFFICERS: STANDING COMMITTEE REPORTS, REFERRALS TO STAFF, AND GENERAL REPORTS

COUNCIL AND STAFF ONLY unless waived by six votes of the Council.

P-1. Reports of Chairpersons of:

- a. Finance Standing Committee.
- b. Public Safety Standing Committee.
- c. Rules and Procedures Standing Committee
- d. Report from the Mayor.

P-2. General Reports from Councilmembers and staff.

P-3. Referrals to staff from the City Council.

Q. ADJOURNMENT

ITEMS FOR THE AGENDA MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE BY 12:00 NOON ON TUESDAY, ONE WEEK PRIOR, TO THE MEETING THE ITEM IS TO BE APPEAR ON THE AGENDA

This agenda may be previewed on KCRT – Channel 28, Richmond Television, and is also posted at the Civic Center Library and in the lobby of City Hall South

CC7June2005.agenda