



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**REVISED**

**AGENDA**

**Tuesday, July 26, 2016**

*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**

Thomas K. Butt

**Vice Mayor**

Eduardo Martinez

**Councilmembers**

Nathaniel Bates

Jovanka Beckles

Gayle McLaughlin

Jael Myrick

Vinay Pimplé

**Housing Authority Tenant Commissioners**

Jaycine Scott

One Vacancy

---

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, 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 items remaining on the consent calendar 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 BEFORE  
CLOSED SESSION ITEMS**

5:00 p.m.

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

**CLOSED SESSION**

Shimada Room of the Community Services Building

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

Upstream Point Molate vs. City of Richmond

Serkes vs City of Richmond

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

Property: 12th Street and Macdonald Avenue  
Agency Negotiators: Bill Lindsay and Shasa Curl  
Negotiating parties: Highridge Costa Development Group  
Under negotiation: Price and terms of payment

**SPECIAL MEETING OF  
THE RICHMOND HOUSING AUTHORITY**

6:20 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 the Housing Authority Executive Director to submit the 2016 Section 8 Management Assessment Program (SEMAP) Certification to U.S. Department of Housing and Urban Development (HUD) - Richmond Housing Authority (Tim Jones 621-1310).

**E-2.** ADOPT (1) a resolution authorizing amendments to the financing documents for the Friendship Manor/Triangle Court Rental Assistance Demonstration (RAD) project in connection with the issuance of additional multifamily housing revenue bonds, and related activities; and (2) authorizing the issuance and delivery of additional multifamily housing revenue bonds in an aggregate principal amount not to exceed \$1,000,000 for the purpose of providing additional financing for the acquisition, construction, rehabilitation and development of Friendship Manor and Triangle Court, approving and authorizing the execution and delivery of any and all documents necessary to issue such additional bonds and implement this resolution, and ratifying and approving any action heretofore taken in connection with the bonds - Housing Authority (Tim Jones 621-1310).

**E-3.** APPROVE the minutes of the June 28, 2016, Richmond Housing Authority Meeting - City Clerk's Office (Pamela Christian 620-6513).

**F. ADJOURNMENT**

**REGULAR MEETING OF  
THE JOINT POWERS FINANCING AUTHORITY**

6:25 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. RESOLUTIONS**

**C-1.** ADOPT a resolution of the Governing Board of the Richmond Joint Powers Financing Authority Authorizing the Issuance, Sale and Delivery of not to exceed \$9,500,000 Principal Amount of Richmond Joint Powers Financing Authority Reassessment District Revenue Refunding Bonds, Series 2016; Approving the forms of an Amended and Restated Trust Agreement, and a Bond Purchase Agreement, Authorizing the execution and delivery thereof, and authorizing and directing certain related actions necessary to implement the proposed refunding program - Finance Department (Belinda Warner 620-6740).

**D. 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.** ANNOUNCE City of Richmond Board and Commission vacancies as of July 26, 2016, and ask that interested residents send applications to the City Clerk - Office of the Mayor (Mayor Tom Butt 620-6503).

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

**F. REPORT FROM THE CITY MANAGER**

**G. OPEN FORUM FOR PUBLIC COMMENT**

**H. CITY COUNCIL CONSENT CALENDAR**

**H-1.** AUTHORIZE the city manager to enter into an Exclusive Right to Negotiate (ERN) with Integral Group for development of the city-owned former fire training center site located at 3506 Cutting Boulevard - City Manager's Office (Shasa Curl/Mike Uberti 620-6512).

**H-2.** AUTHORIZE the city manager to negotiate and enter into an Exclusive Right to Negotiate (ERN) with the Highridge Costa Development Group for the development of the site located at 12th Street and Macdonald Avenue - City Manager's Office (Shasa Curl/Mike Uberti 620-6512).

**H-3.** APPROVE a contract with the Oakland Private Industry Council to be the contracting and vendor pay agent for Individual Training Accounts and on-the-job training activities for the Workforce Innovation and Opportunity Act (WIOA) program participants. The contract term will be from July 26, 2016, through September 30, 2017, with a total contract amount not to exceed \$170,926 - Employment and Training Department (Sal Vaca/Rosemary Viramontes 307-8023).

- H-4.** ADOPT a resolution approving and authorizing execution of a Master Agreement for Taxing Entity Compensation with affected taxing entities, allowing for the transfer to the City of seven properties owned by the former Richmond Community Redevelopment Agency to be utilized for future development - City Manager's Office (Shasa Curl/Bill Lindsay 412-2091).
- H-5.** APPROVE a contract with Willdan Financial Services to prepared a service plan and fiscal analysis for the potential annexation of unincorporated North Richmond to the City of Richmond in an amount not to exceed \$55,000 and for a contract term from August 1, 2016 to March 31, 2017 - City Manager's Office (Bill Lindsay 620-6512).
- H-6.** APPROVE the City of Richmond response to Grand Jury Report No. 1602 entitled, "Protecting Our Groundwater Resources," and authorize submittal of the response to the foreperson of the 2015-2016 Contra Costa County Civil Grand Jury - City Manager's Office (Bill Lindsay 620-6512).
- H-7.** ACCEPT and APPROPRIATE all donations and grants received to support the Career Online High School (COHS) Diploma Program offered through Richmond Public Library's Literacy for Every Adult Program (LEAP) and APPROVE an agreement with the California State Library to provide matching funds for 25 scholarships as part of California's COHS Pilot Program and APPROVE the purchase of COHS scholarships in an amount not to exceed the available balance of donation and grant funds in fiscal years 2016-17 through 2019-2020 - Library and Cultural Services (Katy Curl 620-6554).
- H-8.** APPROVE the City of Richmond response to Grand Jury Report No. 1605 entitled, "Caring for the Victims: Commercial Sexual Exploitation of Children in Contra Costa County," and authorize submittal of the response to the foreperson of the 2015-2016 Contra Costa County Civil Grand Jury - City Manager's Office (Bill Lindsay 620-6512).
- H-9.** APPROVE the first amendment to the professional services agreement with Boudreau Associates, LLC to complete field sampling, environmental documentation, and permitting to obtain approval from the United States Army Corps of Engineers, Regional Water Quality Control Board, and the Bay Conservation and Development Commission to dredge berths 7 and 8, increasing the amount by \$364,147 to a total not to exceed \$472,147- Port Department (Jim Matzorkis 215-4600).
- H-10.** ADOPT a resolution authorizing the execution of agreements between the City of Richmond and the State of California Department of Transportation (Caltrans) for the use of \$293,381 in Sustainable Communities grant funding to support a project to develop an Integrated and Equitable Multimodal Mobility Plan - City Manager's Office (Bill Lindsay/Lori Reese-Brown 620-6869).

- H-11.** ADOPT a resolution authorizing the city manager to execute amended loan documents, if necessary, and a new subordination agreement between the City and JP Morgan Chase Bank, N.A., which agreement will subordinate the City's \$4,500,000 loan, in support of the Richmond Housing Authority's Rental Assistance Demonstration Project for Friendship Manor and Triangle Court to a new total \$17,500,000 bond allocation - Housing Department (Tim Jones 621-1310).
- H-12.** APPROVE a two-year contract with Daud Abdullah and Urban Tilth to create pieces of mosaic artwork that enhance the City's beauty, engage the community, and promote reuse and recycling practices for an amount not to exceed \$90,000, with a term extending through December 31, 2018; APPROVE the purchase and installation of recycling top facilities on existing trash receptacles from EcoPop Designs for an amount not to exceed \$84,600, with a term extending through December 31, 2018; and APPROPRIATE \$174,600 from the Recyclemore funds received in FY2015/16 for these purposes - City Manager's Office (Shasa Curl/Adam Lenz 412-2091).
- H-13.** APPROVE actions to update the Commission on Aging; APPOINT Naomi Williams, re- appointment, seat #9, term expiring May 19, 2018 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-14.** APPROVE appointments for the ECIA Transportation Oversight Committee: APPOINT Christa Erasmus, new appointment, seat #1, term expiration July 25, 2019; Eric Anderson, new appointment, seat #2, term expiration July 25, 2019; Martha Serianz, new appointment, seat #3, term expiration July 25, 2019; and Erica Benita Haywood, new appointment, seat #4, term expiration July 25, 2019 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-15.** APPROVE actions to update the Historic Preservation Commission: APPOINT Michael Hibma, re-appointment, seat #2, term expiring July 31, 2020 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-16.** APPROVE actions to update the Economic Development Commission; APPOINT Bryan Briggs, new appointment, seat #12, term expiration March 30, 2019; Tanya Brown, new appointment, seat #13, term expiration March 30, 2019 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-17.** PROCLAMATION declaring September 17-23, 2016 as Constitution Week and encouraging residents to learn about their rights under the nation's Constitution - Mayor's Office (Mayor Tom Butt 620-6503).
- H-18.** AUTHORIZE the Port Director and city staff and Councilmembers to comprise a delegation of Richmond City officials to visit Zhoushan, China to attend the second annual International Island Tourism Conference - Port Department (Jim Matzorkis 215-4600).

**H-19.** APPROVE the minutes of the regular City Council meeting held Tuesday, June 28, 2016 - City Clerk's Office (Pamela Christian 620-6513).

**H-20.** AUTHORIZE the city manager to execute an Indefeasible Right of Use Agreement (IRU) with Internet Archive, allowing Internet Archive exclusive use of four (4) strands of City of Richmond owned fiber optic cable in return for providing free broadband wireless Internet access in select locations within the City for a period of 30 years - Information Technology Department (Sue Hartman 620-6874) - **This item was continued from the July 19, 2016, meeting.**

**I. RESOLUTIONS**

**I-1.** ADOPT a resolution of the City Council of the City of Richmond Approving the Issuance by the Richmond Joint Powers Financing Authority of not to exceed \$9,500,000 Principal Amount of Richmond Joint Powers Financing Authority Reassessment District Revenue Refunding Bonds, Series 2016; Approving the Forms of an Amended and Restated Trust Agreement, authorizing the execution and delivery thereof, and authorizing and directing certain related actions necessary to implement the proposed refunding program - Finance Department (Belinda Warner 620-6740).

**J. PUBLIC HEARINGS**

**J-1.** ADOPT a resolution, Order of Vacation No. 910, vacating the west end of Meeker Avenue from the west of south 17th Street for 241 feet to the west end of Meeker Avenue - Engineering Services Department (Yader Bermudez 774-6300 /Steven Tam 307-8112).

**K. STUDY SESSION/STUDY AND ACTION SESSION**

**K-1.** RECEIVE a presentation from AmeriCorps staff members Guadalupe Morales and Kiana Ward highlighting the 2015-2016 accomplishments of Richmond's Love Your Block Program - Office of the Mayor (Mayor Tom Butt 620-6503).

**K-2.** (1) RECEIVE a presentation on the Draft Climate Action Plan; (2) AUTHORIZE the City Manager to increase the contract amount by \$30,000 with Environmental Science Associates (ESA) for a total contract amount not to exceed \$344,832 to complete the Final Climate Action Plan; (3) AUTHORIZE the City Manager to implement actions of the Draft CAP by entering into all agreements necessary to receive a \$1.495 million grant award from the California Energy Commission for the Richmond Advanced Energy Community Initiatives, and appropriate \$255,000 in City staff time to the City's FY16-17 budget; and (4) AUTHORIZE the City Manager and Housing Authority Director to implement actions of the Draft Climate Action Plan by entering into a no-cost Installation Services Agreement with the non-profit GRID Alternatives to solarize 98 units at Triangle Court Housing Development with all project funds of \$816,275 provided by State Cap and Trade incentives. - City Manager's Office (Shasa Curl/Adam Lenz 620-6512).

- K-3.** RECEIVE a presentation from Richmond High School students about their planned trip to Europe in 2017 and how the community can best support them - Councilmember Jael Myrick (620-6636).
- K-4.** RECEIVE a presentation providing an update to the five-year financial projection for the City of Richmond - City Manager's Office and Finance Department (Bill Lindsay 620-6512/Belinda Warner 620-6740).
- K-5.** RECEIVE a presentation on Fair Housing Ordinances and policies that could be implemented in Richmond for those returning from incarceration to have access to housing needs; and, CONSIDER directing staff to work with community groups such as the Safe Return Project to draft an ordinance for the Council to approve in the fall - Councilmember Jael Myrick (620-6636) and Councilmember Jovanka Beckles (620-6568).

**L. COUNCIL AS A WHOLE**

- L-1.** REVIEW and DISCUSS operational and financial issues associated with the City of Richmond paratransit program and provide policy direction to staff - City Manager's Office (Bill Lindsay/Lori Reese-Brown 620-6512).

**M. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)**

**N. ADJOURNMENT**

\*\*\*\*\*

*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.*