



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

SPECIAL MEETING
Tuesday, September 13, 2016

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
Eduardo Martinez

Councilmembers
Nathaniel Bates
Jovanka Beckles
Gayle McLaughlin
Jael Myrick
Vinay Pimplé

Housing Authority Tenant Commissioners
Jaycine Scott
One Vacancy

NOTE: Vice Mayor Eduardo Martinez teleconferencing from:
12332 – 11th Avenue N. E.
Seattle, Washington 98125 – 4810

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
ON CLOSED SESSION ITEMS**

5:00 p.m.

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

CLOSED SESSION

Shimada Room of the Community Services Building

CITY COUNCIL

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

Upstream vs. City of Richmond

LIABILITY CLAIMS -(Government Code Section 54956.9):

Macrenato vs. City of Richmond
Rasheed vs. City of Richmond

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section
54957.6):

Agency designated representatives: Bill Lindsay, Lisa Stephenson, Bruce Soublet,
and Todd Simonson.
Employee organizations: Richmond Police Officers Association (RPOA).

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

Property: 12th and Macdonald
Agency negotiators: Bill Lindsay, Shasa Curl
Negotiating party: Highridge Costa Development Company, LLC
Under Negotiation: Price and terms of payment

**SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE
RICHMOND COMMUNITY REDEVELOPMENT AGENCY AND
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. 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. SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY CONSENT CALENDAR**
 - H-1.** ADOPT a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's Amended Recognized Obligation Payment Schedule for the period January 2017 to June 2017 (Amended ROPS 16-17b) pursuant to California Health and Safety Code 34177 - Successor Agency to the Richmond Community Redevelopment Agency - (Tim Jones 621-1310/Stacie Plummer 620-6930).
- I. CITY COUNCIL CONSENT CALENDAR**
 - I-1.** AUTHORIZE construction change order payments to NEMA Construction for Americans with Disabilities Act (ADA) improvements at the Richmond Auditorium in an amount not to exceed \$110,000 for a total contract amount of \$1,100,000 - Engineering and Capital Improvements Department (Yader A. Bermudez 774-6300).
 - I-2.** ADOPT a resolution authorizing service contracts with three material testing laboratories (Applied Materials & Engineering, Inc. [Oakland], Ninyo & Moore [Oakland] Smith-Emery [San Francisco]) for as-needed services in an amount not to exceed \$100,000 per contract over a three-year period ending September 30, 2019, with a two-year optional extension - Engineering and Capital Improvements Department (Yader A. Bermudez 774-6300).

- I-3.** ADOPT a resolution authorizing amendments to existing contracts for as-needed electrical contractor services to perform high voltage and capital improvement project-related electrical services with Net Electric, Inc. (Richmond), NEMA Construction (Albany), and St. Francis Electric, Inc. (San Leandro) for an amount not to exceed \$200,000 per firm through the duration of the initial three-year term (July 1, 2015, through June 30, 2018) and the two-year optional extensions - Engineering and Capital Improvements Department (Yader A. Bermudez 774-6300).
- I-4.** APPROVE contracts with (1) California Generator Service and (2) CD & Power to provide yearly load testing, and emergency or urgent repairs to City owned emergency generators, in an amount not to exceed \$60,000 per vendor over the three-year period ending October 1, 2019, with an option to extend the contracts for two years - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- I-5.** APPROVE a grant-funded contract with Joan Murcia to provide Spanish translation, recordings, and Digital Health Literacy training for the Literacy for Every Adult Program (LEAP) not to exceed the amount of \$15,000 for the contract period of September 1, 2016, through March 31, 2017 - (Katy Curl 620-6554/Sherry Drobner 307-8082).
- I-6.** APPROVE a three-year contract with Iron Mountain Information Management, LLC to provide off-site file and document storage services in an amount not to exceed \$200,000 over a period ending December 21, 2018, with an option to extend the contract for two years - Finance Department (Belinda Warner/Ofelia Alvarez 620-6699).
- I-7.** RECEIVE a report on the Richmond Municipal Sewer District for the month of June 2016 - Water Resource Recovery Department (Ryan Smith 620-5486).
- I-8.** APPROVE second contract amendment with Hadronex, Inc. to provide equipment warranties and continue ongoing continuous hydrogen sulfide monitoring services within areas around the wastewater treatment facility, increasing the contract amount by \$15,252 for a total amount of \$85,252, and extending the term to June 30, 2017 - Water Resource Recovery Department (Ryan Smith 620-5486).
- I-9.** RECEIVE a report on the Richmond Municipal Sewer District for the month of July 2016 – Water Resource Recovery Department (Ryan Smith 620-5486).
- I-10.** APPROPRIATE the amount of \$190,082 from the Wastewater enterprise fund balance to fund urgent sewer line repairs at 35th Street and Bissell Avenue, Leona Avenue, and Carlson Boulevard - Water Resource Recovery Department (Ryan Smith 620-5486).

- I-11.** APPROVE the minutes of the regular City Council meetings held Tuesday, July 5, July 19, and July 26, 2016 - City Clerk's Office (Pamela Christian 620-6513).
- I-12.** ADOPT a resolution authorizing the city manager or his designee to submit grant applications for any and all CalRecycle grants for which the City of Richmond is eligible - City Manager's Office (Shasa Curl/Adam Lenz 620-5537).
- I-13.** APPROVE the purchase of ammunition for annual Police Department training needs from Miwall Corporation, in an amount not to exceed \$25,000, and from LC Action Police Supply, in an amount not to exceed \$25,000 - Police Department (Chief Allwyn Brown 621-1802).
- I-14.** APPROVE a one-year contract amendment with Digital Ally, Inc. for police body camera maintenance and video storage, increasing the contract amount by \$41,905 to a total amount not to exceed \$126,905, and for a term from September 1, 2016, through August 31, 2017 - Police Department (Chief Allwyn Brown 621-1802).
- I-15.** APPROVE two-year, grant-funded contracts with Contra Costa Interfaith Supporting Community Organization CCISCO (\$145,000 per year), RYSE Center (\$40,000 per year), Men and Women of Purpose (\$20,000 per year), Rubicon Programs (\$25,000 per year); Jeff Snipes (\$32,500 per year), and to execute all budgetary costs approved by California Board of State & Community Corrections (BSCC) to support this grant - Police Department (Chief Allwyn Brown 621-1802).
- I-16.** ADOPT a resolution to accept and appropriate \$600,000 in funding from the California Board of State & Community Corrections (BSCC) Strengthening Law Enforcement and Community Relations Grant Program to fund efforts to reduce violence and juvenile delinquency and allow a \$511,598 in-kind match over a two year period that will be budgeted accordingly - Police Department (Chief Allwyn Brown 621-1802).
- I-17.** APPROVE an amendment to the grant-funded Bay Area Resource Center contract to provide curriculum design and project management courses for new and small Richmond-based contractors as part of the RichmondBUILD program. The contract term will be August 1, 2015, through June 30, 2017. The contract amount will be increased by \$35,000 for a total contract amount not to exceed \$115,000 - Employment and Training Department (Sal Vaca 307-8006).
- I-18.** ADOPT a resolution to formalize the establishment of the Environmental and Community Investment Agreement (ECIA) Transportation Oversight Committee - Office of the Mayor (Mayor Tom Butt 620-6503).

- I-19.** APPOINT Councilmember Jovanka Beckles as the liaison to the Environmental and Community Investment Agreement (ECIA) Transportation Oversight Committee - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-20.** APPROVE actions to update the Arts and Culture Commission; APPOINT Clifton Cox, new appointment, seat #11, term expiration January 31, 2020; ANNOUNCE the resignations of Amahra Hicks, seat #3, term expiration January 31, 2019, and Denise Chadhoke, seat #4, term expiration January 31, 2019; and DIRECT the City Clerk to post the vacancies - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-21.** APPROVE actions to update the Youth Council: APPOINT Sydney Duckor, new appointment, seat #10, term expiration October 1, 2017; Satine Walz, new appointment, seat #11, term expiration October 1, 2017; ANNOUNCE the resignation of Joseph Jackson, seat #9 term expiration October 1, 2016; and DIRECT the City Clerk to post the vacancy - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-22.** APPROVE actions to update the Economic Development Commission: APPOINT Jeff Shoji, new appointment, seat #14, term expiration March 30, 2019, Malia Everette, new appointment, seat #15, term expiration March 30, 2019; ANNOUNCE the resignations of Michele Wells, seat #2, term expiration March 30 2018, Sandra Naylor, seat #7, term expiration March 30, 2017; and DIRECT the City Clerk to post the vacancies - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-23.** APPROVE actions to update the Point Molate Community Advisory Committee: APPOINT Aaron Winer, new appointment, seat #2, term expiration May 30, 2017; Connie Portero, new appointment, seat #7, term expiration May 30, 2017 - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-24.** APPROVE actions to update the Commission on Aging: APPOINT Valerie Robinson, new appointment, seat #1, term expiration May 19, 2017 - Office of the Mayor (Mayor Tom Butt 620-6503).
- I-25.** APPROVE actions to update the Workforce Development Board: APPOINT John Short, new appointment, seat #21, term expiration March 1, 2020 - Office of the Mayor (Mayor Tom Butt 620-6503).

J. PUBLIC HEARINGS

- J-1.** **CONTINUED to November 15, 2016**, the matter to consider an appeal by Jay R. Fenton of the Planning Commission's approval of a Parcel Map (PLN15-282) to create three parcels located at 3501 Collins Avenue; and REAFFIRM, MODIFY, OR REVERSE the Planning Commission's decision - Planning and Building Services Department (Richard Mitchell 620-6706). This item was continued from the June 7, 2016, and July 5, 2016, meetings.

K. ORDINANCES

K-1. ADOPT an urgency ordinance of the City Council imposing a temporary (45 day) moratorium on certain evictions and certain residential rent increases in the City of Richmond - Councilmember Gayle McLaughlin (620-5431).

L. COUNCIL AS A WHOLE

L-1. DISCUSS and consider reestablishing the Finance Committee and Public Safety Committee - Mayor's Office (Mayor Tom Butt 620-6503).

L-2. DIRECT staff to schedule three public meetings starting in October 2016, after a planning process with stakeholders, so that the public can provide input on key values for Pt. Molate's rehabilitation and redevelopment - Councilmember Gayle McLaughlin (620-5431).

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. 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.