



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA
Tuesday, July 25, 2017

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
Jovanka Beckles

Councilmembers

Ben Choi
Eduardo Martinez
Vacant
Jael Myrick
Melvin Willis

Housing Authority Tenant Commissioners

Jaycine Scott
Tanise Smith

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 up to TWO (2) MINUTES to address the City Council on NON-PUBLIC HEARING items listed on the agenda. Speakers are allowed up to THREE (3) minutes on PUBLIC HEARING items.

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**

5:00 p.m.

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

CLOSED SESSION

Shimada Room of the Community Services Building

CITY COUNCIL

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to Subdivision (b) of Government
Code Section 54956.9):

One Case

LIABILITY CLAIMS -(Government Code Section 54956.9):

Pickett vs. City of Richmond

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

Property: 1 Barrett Avenue, Richmond
Agency negotiators: Bill Lindsay
Negotiating parties: Orton Development
Under negotiation: Price and terms of payment

SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY

6:25 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.** AUTHORIZE the Richmond Housing Authority Executive Director to execute the Assessment of Fair Housing Cost Sharing Agreement, joining other agencies to complete an Assessment of Fair Housing report at a cost of \$8,850 - Housing Authority (William Bounthon 621-1358).
- E-2.** ADOPT a resolution (a) authorizing the appointment of up to seven participants from the Richmond Housing Authority's Section 8 and/or Public Housing Program to the Resident Advisory Board, and (b) authorizing a stipend of \$25 for each member - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-3.** APPROVE a multi-year rental lease between the Employment and Training Department (as lessee) and Richmond Housing Authority (as lessor), as required by the Department of Housing and Urban Development (HUD), effective April 1, 2017, and ending June 30, 2020, with two-three year options. The annual amount of the lease during the initial term will not exceed \$128,100. - Richmond Housing Authority (Tia Ingram 621-1310).
- E-4.** ADOPT a resolution increasing the Payment Standard to 105% of the Fair Market Rent (FMR) for the Section 8 Tenant-Based, and Project-Based Voucher Programs - Richmond Housing Authority (William Bounthon 621-1358).
- E-5.** ADOPT a resolution authorizing the Executive Director to submit the annual Section Eight Management Assessment Program (SEMAP) certification for Fiscal Year 2016-17 to the U.S. Department of Housing and Urban Development (HUD) when completed, and no later than the August 29, 2017 deadline - Richmond Housing Authority (William Bounthon 621-1358).

- E-6.** APPROVE a contract with California Housing Partnership Corporation to provide strategic and financial advisory services in connection with asset repositioning of Hacienda Senior Housing Development, Friendship Manor, Triangle Court, Nevin Plaza and Nystrom Village, in an amount not to exceed \$25,000 for a term through June 30, 2018 - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-7.** ADOPT a resolution authorizing the purchase of the "RentCafé" system for the "Yardi" Software System at a cost of \$18,000 to provide a Section 8 application and applicant internet portal - Richmond Housing Authority (William Bounthon 621-1358).
- E-8.** ADOPT a resolution affirming (a) a policy governing allocation of payroll expense for employees assigned to the Richmond Housing Authority, and (b) a policy governing approval of City of Richmond charges against Richmond Housing Authority accounts - Richmond Housing Authority (William Bounthon 621-1358).
- E-9.** APPROVE the minutes of the June 27, 2017, Richmond Housing Authority Meeting - City Clerk's Office (Pamela Christian 620-6513).

F. 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. PROCLAMATION recognizing Ms. Virginia Rigney for her role in co-creating the Percent for Art Program in Richmond - Vice Mayor Jovanka Beckles (620-6568).

D-2. PROCLAMATION recognizing Mr. Daniel Ari, Ciera-Jevae Gordon, and Robert Lipton as the Poets Laureate from June 2017 to June 2019 to promote poetry in the City of Richmond - Councilmember Eduardo Martinez (620-6593) and Mayor Tom Butt (620-6503).

D-3. PROCLAMATION recognizing the Economic Development Commission for coordinating the inaugural Taste of Richmond and acknowledging Far West Cider Company as the People's Choice Vendor - Mayor Tom Butt (620-6503) and Vice Mayor Jovanka Beckles (620-6568).

D-4. ANNOUNCE recent resignations from City of Richmond Boards, Commissions and Committees; ANNOUNCE vacancies on City of Richmond Boards, Commissions and Committees as of July 25, 2017, and ask that interested individuals 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. ADOPT a resolution approving a two-year contract with AmeriNational to provide loan servicing related to City of Richmond Housing programs, including servicing the Home Improvement Loan Program loan portfolio, in an amount not to exceed \$ 20,000 - Housing Department (Alan Wolken 307-8140).

- H-2.** APPROVE the purchase of two electric vehicles to be used in parking regulation services in an amount not to exceed \$50,000, and with funding from Environmental and Community Investment Agreement (ECIA) Transportation Funds included in the adopted FY 2017-2018 ECIA budget - City Manager's Office (Bill Lindsay/Denée Evans 620-6512).
- H-3.** APPROVE a multi-year rental lease between the Employment and Training Department (as lessee) and Richmond Housing Authority (as lessor), as required by the Department of Housing and Urban Development (HUD) effective April 1, 2017, and ending June 30, 2020, with two-three year options. The annual amount of the lease during the initial term will not exceed \$128,100 - Employment and Training Department (Sal Vaca 307-8006).
- H-4.** ADOPT a resolution to reduce the maximum number of seats on the Point Molate Community Advisory Committee from 19 seats to 11 seats - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-5.** APPROVE a fifth amendment to the existing agreement with Cox, Wootton, Lerner, Griffin & Hansen, LLP for continued legal services regarding maritime law matters, increasing the contract amount by \$50,000 for a total contract amount not to exceed \$210,000 - Port Department (Jim Matzorkis 215-4600).
- H-6.** APPROVE a fourth amendment to the existing agreement with Rogers, Joseph & O'Donnell for continued legal services related to the Regional Water Quality Control Board (RWQCB) order pertaining to Port Terminal 4. The Port is seeking an amendment for time only - Port Department (Jim Matzorkis 215-4600).
- H-7.** APPROVE actions to update the Richmond-Zhoushan Sister City Commission; APPOINT Matthew Lewis, new appointment, seat #1, term expiration date December 31, 2019, Eric Peterson, new appointment, seat #2, term expiration date December 31, 2019, Stanley Li, new appointment, seat #3, term expiration date December 31, 2019, Yang Liu, new appointment, seat #4, term expiration date December 31, 2019, Joseph Kong, new appointment, seat #5, term expiration date December 31, 2019, "Sara" Min Zhao, new appointment, seat #6, term expiration date December 31, 2018, James Lee, new appointment, seat #7, term expiration date December 31, 2018, and Leonard Ray Berry, new appointment, seat #8, term expiration date December 31, 2018 - Office of the Mayor (Mayor Tom Butt 620-6503).

- H-8.** ADOPT an ordinance (second reading) establishing (1) the Residential Housing Fees in the Master Fee Schedule; (2) a late penalty of 10% of the Residential Rental Housing Fee ('Fee') for Residential Rental Housing Fees paid 1-30 days late, 25% of the Fee for those paid 31-60 days late, and 50% of the Fee for those paid over 60 days late; and (3) provisions to allow liens to be placed on properties owned by Landlords who fail to pay the Residential Rental Housing Fee; and ADOPT a resolution establishing the Fiscal Year 2016-17 and Fiscal Year 2017-18 Residential Rental Housing Fees in the amounts of \$47 per unit and \$98 per unit, respectively in the Master Fee Schedule (Bill Lindsay 620-6512).
- H-9.** ADOPT an ordinance (second reading) amending the Miscellaneous Provisions ordinance RMC 9.40 of the Health Code providing for a pilot project to evaluate the use of tiny houses on wheels for transitional residential occupancy by homeless persons - Office of the Mayor (Mayor Tom Butt 620-6503).

I. STUDY AND ACTION SESSION

- I-1.** (1) APPROVE the original recommendation from the Environment & Community Investment Agreement (ECIA) Grant Review Committee for Fiscal Year (FY) 2017-2018 grant awards to 21 organizations in an amount not to exceed \$513,000; (2) ADOPT a resolution of the approved list of FY 2017-2018 ECIA grant awardees; (3) APPROVE increasing the amount of advanced payment allowable from 25% to up to 50%, and (4) AUTHORIZE the City Manager to negotiate and execute Grant Service Agreements with approved grantees; ALTERNATIVELY, if the Council determines not to approve the ECIA Grant Committee recommendations, staff recommends that the Council thank the Committee for their work and refer the item to staff for revised recommendations at its next meeting in September utilizing alternate criteria which were discussed by the Council at its June 27, 2017 - City Manager's Office (Bill Lindsay/LaShonda White 620-6512).
- I-2.** RECEIVE a presentation concerning the draft 2017 Countywide Transportation Plan (CTP) Update, and provide comments as appropriate - City Manager's Office (Bill Lindsay/Lori Reese-Brown 620-6869).
- I-3.** RECEIVE an update from Employment and Training Director Sal Vaca regarding ongoing job training programs and initiatives being implemented; including Environmental and Community Investment Agreement (ECIA)-funded programs - Councilmember Jael Myrick (620-6636). **This item was continued from the June 27, 2017, meeting.**
- I-4.** RECEIVE a report on the recent implementation of the False Alarm Reduction Program, Richmond Municipal Code Chapter 7.96, and associated fees, and provide direction to staff - Police Department (Chief Allwyn Brown 620-1802).

I-5. RECEIVE a presentation on the Staying Power fellowship that explores and reflects on the impacts of the housing crisis in Richmond - Councilmember Melvin Willis (412-2050).

I-6. RECEIVE a report from the California Emerging Technology Fund on the Neighborhood Transformation Partnership and consider joining the multi-agency partnership to improve the lives of residents in the neighborhoods surrounding Lovonya DeJean Middle School in Richmond - Councilmember Eduardo Martinez (620-6593). **This item was continued from the June 27, 2017, meeting.**

J. RESOLUTIONS

J-1. ADOPT a resolution in support of AB 1008 (McCarty) Employment discrimination: prior criminal history, also known as "Ban the Box" - Vice Mayor Jovanka Beckles (620-6568).

K. COUNCIL AS A WHOLE

K-1. ANNOUNCE the City Council seat vacancy that occurred on Tuesday, July 18, 2017; and ESTABLISH Tuesday, August 8, 2017, as the deadline to file candidates' statements in the City Clerk's Office, and set Tuesday, September 12, 2017, at the scheduled City Council meeting, as the date for the public meeting to fill the vacancy - Office of the Mayor (Mayor Tom Butt 620-6503).

L. REPORTS OF OFFICERS: 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.