



Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

AGENDA
Tuesday, October 17, 2017

Link to City Council Agendas/Packets
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Mayor
Thomas K. Butt

Vice Mayor
Jovanka Beckles

Councilmembers

Ben Choi
Eduardo Martinez
Jael Myrick
Ada Recinos
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**

5:30 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

- A. **CITY COUNCIL**
 - A-1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9):

One case
 - A-2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):

Property: Richmond Main Post Office
Negotiators: Bill Lindsay
Negotiating party: US Postal Service
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.** ADOPT a resolution approving the Third Amended and Restated Bylaws of the RHA Housing Corporation (3rd A/R Bylaws), which clarify how Directors are removed, and which establish the City Manager, City Finance Director and City Planning and Building Services Department Director as Directors and Officers of the RHA Housing Corporation - Richmond Housing Authority (Bill Lindsay 620-6512). **This item was continued from the October 3, 2017, meeting.**
- E-2.** ADOPT a resolution increasing the payment standard to 100% of the Fair Market Rent (FMR) for the Section 8 Tenant-Base, and Project-Based Voucher Programs - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-3.** ADOPT a resolution awarding Project Based Vouchers to the following developments: 162 to Twenty-One and Twenty-Three Nevin; 79 to Miraflores; and 50 to Monterey Pines - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-4.** ADOPT a resolution awarding one-year contracts to Bay Hawk Plumbing in the amount of \$150,000; B&B Professional Locksmith Services in the amount of \$50,000; Kelly Pest Control in the amount of \$ 20,000; BDO Financial Management Services in the amount of \$125,000; Direct Line Answering Service in the amount of \$ 20,000; HR Management in the amount of \$50,000; Accountemps in the amount of \$75,000; and increasing the contract authority by \$50,000 for A Step Above - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-5.** RECEIVE information on the status of the Richmond Housing Authority operations and provide direction to staff as appropriate - Richmond Housing Authority (Bill Lindsay 620-6512).
- E-6.** APPROVE the minutes of the special September 26 and regular October 3, 2017, meetings - City Clerk's Office (Pamela Christian 620-6513).

F. COMMISSION AS A WHOLE

F-1. AUTHORIZE the chair of the Richmond Housing Authority Board of Commissioners to take necessary actions to conduct a hearing in the future, pursuant to Health and Safety Code Section 34318, including issuing subpoenas to witnesses for the production of documents and taking testimony under oath, for the purpose of investigating U.S Department of Housing and Urban Development funding and related issues - Office of the Mayor (Chair Tom Butt 620-6503).

G. 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. **REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**
- E. **REPORT FROM THE CITY MANAGER**
- F. **OPEN FORUM FOR PUBLIC COMMENT**
- G. **CITY COUNCIL CONSENT CALENDAR**
 - G-1. PROCLAMATION declaring Saturday October 21, 2017, as Arbor Day in the City of Richmond - Office of the Mayor (Mayor Tom Butt 620-6503).
 - G-2. APPROVE actions to update the Recreation and Parks Commission; APPOINT Soheila Bana, new appointment, seat #9, filling an unexpired term, with a term expiration date of October 26, 2019 - Office of the Mayor- Mayor Tom Butt (620-6503).
 - G-3. APPROVE actions to update the Commission on Aging; APPOINT Shirley Gilbert, new appointment, seat #3, term expiration April 28, 2019 - Office of the Mayor (Mayor Tom Butt 620-6503).
 - G-4. APPROVE actions to update the Workforce Development Board; APPOINT Nicole Jalbert, reappointment, seat #3, term expiration September 22, 2021 - Office of the Mayor (Mayor Tom Butt 620-6503).
 - G-5. RECEIVE a report on the Richmond Municipal Sewer District for the month of July 2017 - Water Resource Recovery Department (Ryan Smith 620-5486).
 - G-6. RECEIVE a report on the Richmond Municipal Sewer District for the month of August 2017 - Water Resource Recovery Department (Ryan Smith 620-5486).
 - G-7. APPROVE a sole-source service agreement with Tyler Technologies to maintain and support the computer-aided dispatch (CAD) and records management systems (RMS) in an amount not to exceed \$308,164, with a term from July 1, 2017, to June 30, 2018 - Police Department (Chief Allwyn Brown 621-1802).

- G-8.** APPROVE a sole-source contract for parts and repair services with Hi-Tech Emergency Vehicle Services in an amount not to exceed \$225,000 for a term extending from Fiscal Year (FY) 2017-2018 through FY 2019-2020 - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-9.** APPROVE the purchase of one continuous power rodder truck, Model S660-36-ATO, from Owen Equipment for use by the Wastewater Division, in an amount not to exceed \$330,000 - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-10.** APPROVE a contract with Applied Landscape Materials, Inc. to install blown-in engineered wood fiber safety surfacing at nineteen park playgrounds in an amount not to exceed \$28,458, and for a term from October 18, 2017, to June 30, 2018 - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-11.** APPROVE a contract with West Coast Arborists, Inc. to remove twenty-four dead or dying trees at various locations throughout the City in an amount not to exceed \$34,944 and for a term from October 18, 2017, to June 30, 2018 - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-12.** APPROVE a two-year contract with Verizon Networkfleet for monthly global positioning system (GPS) tracking and management in an amount not exceed \$100,000, with an option for two one-year extensions, in an amount not to exceed \$50,000 per year - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-13.** APPROVE a contract with Restoration Management Company to remediate damages suffered from a roof leak in the Auditorium caused during the installation of a cell tower. The amount of the contract is not to exceed \$20,406.23, and will be reimbursed by the party that caused the damage to the Auditorium - Department of Infrastructure Maintenance and Operations (Tim Higaes 231-3008).
- G-14.** INTRODUCE an ordinance (first reading) adding Chapter 2.44 to the Richmond Municipal Code approving use of electronic and paperless filing of Fair Political Practices Commission Campaign Disclosure Statements filed by elected officials, candidates, and committees - City Clerk's Office (Pamela Christian 620-6513).

- G-15.** APPROVE the applicant-funded contract amendment with Interwest Consulting Group, Inc. for plan review and technical support services in the Fire Prevention Services Division, increasing the payment limit by \$250,000, to a total contract amount not to exceed \$1,000,000, and extending the term of the contract to June 30, 2019; and APPROPRIATE the funding for the increase in the expenditure and revenue accounts by \$250,000 under the Chevron Inspection Program - Fire Department (Chief Adrian Sheppard 307-8041).
- G-16.** APPROVE a contract with Aptim Environmental & Infrastructure, Inc. to provide technical assistance in developing emergency support functions as part of the City of Richmond's Emergency Operations Plan in an amount not to exceed \$53,000 - Fire Department (Chief Adrian Sheppard 307-8041).
- G-17.** RECEIVE the monthly report on Point Molate activities for the month of September 2017 - City Manager's Office (Bill Lindsay/Craig Murray 620-6512)
- G-18.** APPROVE a two-year contract extension with George Hills Company, Inc. for third party general liability claims administration services for a total amount not to exceed \$292,320, for a five-year contract total of \$719,040, in accordance with prior approved contract terms - Human Resources Management Department (Lisa Stephenson/Kim Greer 620-6605).
- G-19.** APPROVE a two-year contract extension with Du-All Safety, LLC for safety compliance and loss prevention services for a total amount not to exceed \$317,693, for a five-year contract total of \$760,368, in accordance with prior approved contract terms - Human Resources Management Department (Lisa Stephenson/Kim Greer 620-6605).
- G-20.** INTRODUCE an ordinance (first reading) establishing the wages, salary, and compensation for the new classification of Hearing Examiner, Rent Program (Salary Range No. 3.1 \$9,024 - \$14,364/month) - Human Resources Management Department (Lisa Stephenson 620-6600).
- G-21.** INTRODUCE an ordinance (first reading) establishing the wages, salary, and compensation for the new classification of Executive Director, Rent Program (Salary Range No. 3.1: \$9,024-\$14,364/month) - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).
- G-22.** INTRODUCE an ordinance (first reading) establishing the wages, salary, and compensation for the new classification of Deputy Director, Rent Program (Salary Range No. 2.1 \$8,087 - \$12,873/month) - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).
- G-23.** ADOPT a resolution amending the City of Richmond's Position Classification Plan to add the new classification of Hearing Examiner, Rent Program - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).

- G-24.** ADOPT a resolution amending the City of Richmond's Position Classification Plan to add the new classification of Executive Director, Rent Program - Human Resources Management Department (Lisa Stephenson/Donna Newton 620-6600).
- G-25.** ADOPT a resolution amending the City of Richmond's Position Classification Plan to add the new classification of Deputy Director, Rent Program - Human Resources Management Department - (Lisa Stephenson/Donna Newton 620-6600).
- G-26.** ADOPT an ordinance (second reading) establishing the wages, salary, and compensation for the new classification of Office of Neighborhood Safety Program Manager (Salary Range No. 064G: \$7,832 - \$9,520/month) - Human Resources Management Services Department (Lisa Stephenson 620-6600)
- G-27.** ADOPT a resolution renewing and continuing the local emergency on Rifle Range Road due to landslide damage, which was first adopted by the City Council on March 7, 2017 - Engineering and Capital Improvement Projects Department (Yader Bermudez 774-6300/Tawfic Halaby 621-1612).
- G-28.** ADOPT a resolution renewing and continuing the local emergency on Via Verdi due to landslide damage, which was first adopted by the City Council on February 28, 2017 - Engineering and Capital Improvement Projects Department (Yader Bermudez 774-6300/Tawfic Halaby 621-1612).
- G-29.** ADOPT a resolution approving the project list for Senate Bill 1 (SB1) Road Maintenance and Rehabilitation Account funding for Fiscal Year 2017-18, and APPROPRIATE the additional SB1 funding amount of \$123,646 - Engineering and Capital Improvement Projects Department (Yader Bermudez 774-6300/Tawfic Halaby 621-1612).
- G-30.** APPROVE a contract with Ghilotti Bros., Inc., for construction of the Greening the Last Mile project at the Richmond Greenway in an amount not to exceed \$410,225 - Engineering and Capital Improvement Projects Department (Yader A. Bermudez 774-6300).
- G-31.** APPROVE year-end adjustments for the fiscal year ending June 30, 2017, transferring cash from General Fund reserves to funds with negative cash balances - Finance Department (Belinda Warner 620-6740/Markisha Guillory 620-5434).
- G-32.** APPROVE the minutes of the September 26, 2017, regular meeting of the Richmond City Council - City Clerk's Office (Pamela Christian 620-6513).
- G-33.** APPROVE the purchase of one 2017 John Deere 444K Wheel Loader from Pape Machinery in an amount not to exceed \$142,000 - Department of Infrastructure Maintenance and Operations (Tim Higare 231-3008).

H. PUBLIC HEARINGS

H-1. INTRODUCE an ordinance (first reading) regarding the City's intent to grant to CHEVRON U.S.A. a 10 year franchise agreement to use or lay and use oil pipes and appurtenances for the purpose of transmitting and distributing oil and oil products within the City's rights-of-way for a period of ten years - Engineering and Capital Improvement Projects Department (Yader Bermudez 774-6300).

H-2. INTRODUCE an ordinance (first reading) regarding the City's intent to grant to PHILLIPS 66 CO. a 10-year franchise agreement to use or lay and use oil pipes and appurtenances for the purpose of transmitting and distributing oil and oil products within the City's rights-of-way for a period of ten years - Engineering and Capital Improvement Projects Department (Yader Bermudez 774-6300).

I. COUNCIL AS A WHOLE

I-1. RECEIVE a presentation on police service delivery, leadership accountability logic, and how community policing philosophy is infused into all functions of the Richmond Police Department's approach to delivering professional, constitutional policing services - Police Department (Chief Allwyn Brown 621-1802). **This item was continued from the September 26, 2017, meeting.**

I-2. RECEIVE a presentation from City staff regarding different options for proceeding with the North Richmond annexation process and PROVIDE direction to staff regarding submittal of an application to the Local Agency Formation Commission to proceed with annexation and to develop and implement a comprehensive educational and outreach campaign - City Manager's Office (Bill Lindsay 620-6512).

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

K. 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.