



**City Hall  
1401 Marina Way South  
Richmond, CA 94804**

**AGENDA  
03/06/2007**

**Mayor  
Gayle McLaughlin**

**Vice Mayor  
Nathaniel Bates**

**Council Members  
Thomas K. Butt  
Ludmyrna Lopez  
John E. Marquez  
Jim Rogers  
Harpreet S. Sandhu  
Tony K. Thurmond  
Maria T. Viramontes**

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

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

# 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 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 **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 or 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 C, 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.*

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**Evening Open Session**  
5:30 p.m.

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

**Closed Session**  
Shimada Room of City Hall

A. **CITY COUNCIL**

- A-1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 1145 Harbour Way South, Richmond  
City's Negotiator: Jim Matzorkis  
Cal Oils Negotiator: Dan MacLean  
Under Negotiation: Price and Terms

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**Evening Open Session**  
Council Chambers

**Richmond Community Redevelopment Agency**  
6:00 p.m.

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. CONSENT CALENDAR**

**D-1. ADOPT A RESOLUTION** - approving a stipulation regarding attorney's fees and dismissal and release of the Notice of Lis Pendens in the matter of Richmond Community Redevelopment Agency vs. Lompa, et al - Richmond Community Redevelopment Agency (Steve Duran 307-8140).

**D-2. APPROVE** - a contract with Ghirardelli Associates in an amount not to exceed \$316,758 to provide comprehensive project management, construction management, and inspection services for required capital improvement activities in Marina Bay for a term beginning March 7, 2007, and ending December 31, 2008 - Richmond Community Redevelopment Agency (Steve Duran 307-8140).

**D-3. APPROVE** - an amendment to the Exclusive Right to Negotiate (ERN) Agreement with Community Housing Development Corporation of North Richmond and Eden Housing Inc. for the Miraflores property (APNs: 513-321-001, 513-321-003, 513-321-018, 513-321-023, 513-321-024, 513-321-025, 513-321-037, 513-321-038; 513-330-001, 513-330-002, 513-330-003, 513-330-006, 513-330-007, 513-330-013, 513-330-014; 513-330-005; 513-321-002) in Central Richmond extending the ERN until March 24, 2008 - Richmond Community Redevelopment Agency (Steve Duran 307-8140).

**D-4. APPROVE** - minutes of the Evening Open Session held on February 20, 2007 - City Clerk's Office (Diane Holmes 620-6513).

**E. AGENCY AS A WHOLE**

**E-1.** Receive report concerning the location of the new Council Chambers and provide direction to staff – Richmond Community Redevelopment Agency (Steve Duran 307-8140).

**F. OPEN FORUM FOR PUBLIC COMMENT**

**G. ADJOURNMENT**

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**CITY COUNCIL**

7:00 p.m.

**A. ROLL CALL**

**B. STATEMENT OF CONFLICT OF INTEREST**

**C. AGENDA REVIEW**

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

**E. OPEN FORUM FOR PUBLIC COMMENT**

**F. PRESENTATIONS, PROCLAMATIONS, AND COMMENDATIONS**

**F-1.** Annual Mayoral Address - Mayor McLaughlin (620-6503).

**G. CONSENT CALENDAR**

**G-1.** **ADOPT A RESOLUTION** - upholding the Planning Commission's denial of variances from side and front yard setbacks for 759 Wilson Avenue - Planning Department (Richard Mitchell 620-6706).

**G-2.** **ACKNOWLEDGE** - receipt of the City of Richmond's Comprehensive Annual Financial Report for the year ended June 30, 2006 - Finance Department (James Goins 620-6740).

- G-3. **ADOPT AN ORDINANCE** - establishing wages, salary, and compensation for the new classification of **Financial Analyst (salary range: \$5,328 - \$6,441/month)** - Human Resources (Leslie Knight 620-6600).
- G-4. **APPROVE** - a contract with Bovo-Tighe, LLC for organizational development consulting and employee training services for an amount not to exceed \$35,000 and for a term of one year - City Manager's Office (Bill Lindsay 620-6512).
- G-5. **APPROVE** - an appointment to the **Richmond Police Commission**: Robert W. Ham, term expiring November 1, 2010 - Mayor McLaughlin (620-6503).
- G-6. **APPROVE** - minutes of the Evening Open Session held on February 20, 2007 - City Clerk's Office (Diane Holmes 620-6513).

## H. **PUBLIC HEARINGS**

### I. **RESOLUTIONS**

- I-1. **ADOPT A RESOLUTION** - in support of AB 1654 to provide the opportunity for the governing body of a city, district, or county to conduct any election by mail - Councilmember Butt (236-7435).
- I-2. **ADOPT A RESOLUTION** - in support of SEIU Local 790 in their transition to SEIU Local 1021 - Councilmember Thurmond (620-6581).

### J. **ORDINANCES**

- J-1. **INTRODUCE AN ORDINANCE** - to amend Chapter 2.16 of the Municipal Code of the City of Richmond to establish a procedure for filling vacancies on the City Council - Councilmember Marquez (620-6581).

### K. **COUNCIL AS A WHOLE**

- K-1. Approve the usage of the City of Richmond stage, at no cost, and allocate \$17,000 toward the coordination for the May 5, 2007, Cinco de Mayo celebration - Councilmember Marquez (620-6581).
- K-2. **REMOVED FROM CITY COUNCIL**
- K-3. Adopt a resolution approving FY 2006-07 midyear budget adjustments - Finance Department (James Goins 620-6740).

**K-4.** Appoint ViceMayor Nathaniel Bates as Chair, Councilmembers Maria T. Viramontes, John E. Marquez, and Harpreet S. Sandhu as members of a Port Committee of the City Council - ViceMayor Bates (620-6581).

**K-5.** Amend bylaws of the Historic Preservation Committee to increase membership; discuss pending appointment of applicant Ethel Dotson and discuss potential funding options for the rehabilitation of the historic International Hotel - Councilmember Butt (236-7435).

**L. COMMUNICATIONS**

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

**N. ADJOURNMENT**

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Center Library and in the lobby of City Hall South*