



Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

**AGENDA**  
**Tuesday, July 10, 2018**

*Link to City Council Agendas/Packets*  
<http://sireweb.ci.richmond.ca.us/sirepub/meet.aspx>  
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<http://www.ci.richmond.ca.us/list.aspx>

**Mayor**  
Thomas K. Butt

**Vice Mayor**  
Melvin Willis

**Councilmembers**  
Jovanka Beckles  
Ben Choi  
Eduardo Martinez  
Jael Myrick  
Ada Recinos

**Housing Authority Tenant Commissioners**  
Jaycine Scott  
Tanise Smith

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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 file the card with the City Clerk **prior** to the City Council's consideration of Agenda Review. Councilmembers who request to remove an item from the consent calendar must do so during 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).

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**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

**CITY COUNCIL**

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

Property: 12th and Macdonald Vacant Lots and Downtown Parking Garage  
Agency negotiators: Bill Lindsay, Shasa Curl  
Negotiating party: SAA-EVI Richmond Partners, LLC  
Under negotiation: Price and terms of payment

Property: Metro Walk Phase II at Richmond Multi-Modal Transit Station  
Agency negotiators: Bill Lindsay and Shasa Curl  
Negotiating party: SAA-EVI and oWow  
Under negotiation: Price and terms of payment

**MEETING OF THE SUCCESSOR AGENCY TO THE RICHMOND  
COMMUNITY REDEVELOPMENT AGENCY AND 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. CITY COUNCIL CONSENT CALENDAR**

- H-1.** ACCEPT and APPROPRIATE the \$170,000 Transformative Climate Communities Planning grant for preparation of a Resiliency Roadmap focused on the Santa Fe, Coronado, and Iron Triangle Neighborhoods; and AUTHORIZE the city manager to execute agreements between the City of Richmond and The Trust for Public Land, the Richmond Community Foundation, and consultants necessary to implement the grant scope of work - Planning and Building Services Department (Richard Mitchell 620-6706).
- H-2.** APPROVE an agreement with LBG Hilltop, LLC to provide police services at the Shops at Hilltop from May 31, 2018 through May 31, 2019, with an option to extend the service agreement for an additional year, providing for reimbursement of Police Department overtime costs to provide this service - Police Department (Chief Allwyn Brown 621-1802).
- H-3.** APPROVE a three-year contract with ShotSpotter, Inc. for the maintenance of the Police Department's ShotSpotter Flex gunshot detection system, in an amount not to exceed \$602,011.00, with a term from July 1, 2018 through June 30, 2021 - Police Department (Chief Allwyn Brown 621-1802).

- H-4.** APPROVE a month-to-month lease for fiscal year 2018-19 with North Richmond Properties, Inc. for Department of Infrastructure Maintenance and Operation use of storage space at 2801 Giant Road for containers and landscaping equipment to efficiently serve the Hilltop Maintenance District, in an amount not to exceed \$15,000.00 - Department of Infrastructure Maintenance and Operations (Tim Higaes 620-6508).
- H-5.** APPROVE a two-year contract with All Star Glass, Inc. for auto glass repairs and replacement for the city's fleet vehicles and equipment, in an amount not to exceed \$12,500 in each of fiscal years 2018/19 and 2019/20 - Department of Infrastructure Maintenance and Operations (Tim Higaes 620-6508).
- H-6.** APPROVE Amendment No. 2 to the contract with Groundwork Richmond to function as the Urban Forestry Project Administrator, increasing the amount by \$100,000, and extending the contract term until August 30, 2019 - Department of Infrastructure Maintenance and Operations (Tim Higaes 620-6508).
- H-7.** APPROVE an amendment to the contract with Freeman's Tow Service for on-call tow services, increasing the amount of the contract by \$5,000, for a total amount of \$14,000 - Department of Infrastructure Maintenance and Operations (Tim Higaes 620-6508).
- H-8.** RECEIVE the City's Investment and Cash Balance Report for the month of May 2018 - Finance Department (Belinda Warner/Stacie Plummer 620-6930).
- H-9.** ADOPT an ordinance (second reading) setting the tax rate for the Tax Override Pension Fund for Fiscal Year 2018-19 at 0.14% - Finance Department (Belinda Warner/Antonio Banuelos 620-6741).
- H-10.** REVIEW the annual year-end developer fee report as required pursuant to Section 66006 of the Government Code and ADOPT a resolution finding that there is a reasonable relationship between the current need for developer fees collected but unexpended within five years of collection and the purpose for which they were originally collected as required pursuant to Section 66001 of the Government Code - Finance Department (Belinda Warner/Vrenesia Ward 621-1211).
- H-11.** APPROVE a Second Amendment to the Lease Agreement with Foss Maritime, extending the term for lease of Basin No.1 and Finger Pier No. 2 for a period of five years, providing annual revenue to the Port in the amount of approximately \$352,169 - Port (Jim Matzorkis 215-4600).
- H-12.** APPROVE a contract with McNabb Construction, Inc. for construction of a trash enclosure at Melville Square in the Richmond Marina Bay area, utilizing Marina funds in an amount not to exceed \$325,000 - Engineering and Capital Improvement Projects Department (Yader A. Bermudez 774-6300). **This item was continued from the June 19, 2018, meeting.**

- H-13.** ADOPT a resolution authorizing the city manager to execute an agreement with the California Department of Transportation (Caltrans) accepting grant funds to develop a "Richmond Ferry to Bridge" complete streets plan and project - City Manager's Office (Bill Lindsay 620-6512).
- H-14.** APPROVE a contract with Keyser Marston Associates, Inc. ("KMA") and APPROPRIATE funds to provide specialized financial services associated with the transfer of Successor Agency properties to the City of Richmond, in an amount not to exceed \$50,000 for a two year term beginning May 1, 2018 and extending to June 30, 2020 with two successive, one year renewal options extending the term to June 30, 2022 - City Manager's Office (Bill Lindsay/Stacie Plummer 620-6930).
- H-15.** ADOPT an ordinance (second reading) amending Richmond Municipal Code Chapter 9.24 entitled "Animals" adopting by reference all County Ordinances that relate to Animal Services - City Manager's Office (Bill Lindsay 620-6512).
- H-16.** ADOPT a resolution allowing the City of Richmond to place a levy on the annual 2018-2019 property tax rolls of property owners subject to assessment under the Downtown Richmond Property and Business Improvement District (DRPBID) - City Manager's Office (Bill Lindsay/Janet Johnson 620-6512)
- H-17.** APPROVE a contract with Perr & Knight to provide actuarial consulting services for the Alternative Dispute Resolution between the City and Public Safety unions International Association of Fire Fighters Local 188 and Richmond Police Officers Association. Contract will be for a not-to-exceed amount of \$90,000 for 3 years, with an optional two year extension - Human Resources Management (Lisa Stephenson/Kim Greer 620-6605).
- H-18.** ACCEPT and APPROPRIATE the grant award from Kaiser Permanente's Northern California Community Benefit Program in the amount of \$30,000 to provide support for the Office of Neighborhood Safety Operation Peacemaker Fellowship Program - Office of Neighborhood Safety (DeVone Boggan 620-5422).
- H-19.** ACCEPT and APPROPRIATE the grant award from the East Bay Community Foundation for the Office of Neighborhood Safety (ONS) in the amount of \$25,000 to provide general and emergency support services for ONS Fellowship participants - Office of Neighborhood Safety (DeVone Boggan 600-5422).
- H-20.** RECEIVE a report on the Richmond Municipal Sewer District for the month of May 2018 - Water Resource Recovery Department (Ryan Smith 620-5486).

- H-21.** APPROVE a grant-funded amendment to the contract with Patricia Howard to teach and facilitate additional cohorts of the Accelerated Careers through Essential Skills (ACES) Academy, and provide follow-up services in support of the RichmondWORKS grant program. The contract amount will be increased by \$52,000 for a total contract amount not to exceed \$60,000, and the contract term will be extended through December 31, 2019 - Employment and Training Department (Sal Vaca/Rosemary Viramontes 307-8008).
- H-22.** APPROVE a Master License Agreement with ExteNet Systems (California), LLC that establishes the procedures, terms and conditions under which the ExteNet is permitted to deploy "small cell" facilities on City-owned streetlights, traffic signals and other vertical infrastructure for a term of ten years - Information Technology (Sue Hartman/Steve Furtado 620-6874).
- H-23.** APPROVE an amendment to the memorandum of understanding with Points of Light, increasing grant funding to the Richmond Community Services Department for the ServiceWorks Program in the amount of \$13,500 for one additional program fellow; and APPROPRIATE these grant funds for this purpose - Community Services Department (Rochelle Monk 620-6511).
- H-24.** APPROVE actions to update the Recreation and Parks Commission; APPOINT Eleanor Thompson, new appointment, seat #5, term expiration date October 26, 2018 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-25.** ADOPT an ordinance (second reading) amending Chapter 9.22 Public Nuisances of the Richmond Municipal Code to define excessive and glaring lighting as a nuisance - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-26.** APPROVE actions to update the Youth Council; APPOINT Mian Shah, new appointment, seat #1, term expiration date October 1, 2018, Antwan Adams, new appointment, seat #2, term expiration date October 1, 2018, Ashley Moore, new appointment, seat #3, term expiration date October 1, 2018, Latrinity Gulley, new appointment, seat #4, term expiration date October 1, 2018, Fatima Lopez, new appointment, seat #5, term expiration date October 1, 2018, Eduardo Castellon, new appointment, seat #6, term expiration date October 1, 2018, and Satine Waltz, re-appointment, seat #11, term expiration date October 1, 2018 - Office of the Mayor (Mayor Tom Butt 620-6503).
- H-27.** APPROVE the minutes of the June 19, 2018, regular Richmond City Council meeting - City Clerk's Office (Pamela Christian 620-6513).
- H-28.** ADOPT a resolution Declaring the Canvass of Returns and Result of the Primary Election held on June 5, 2018 - City Clerk's Office (Pamela Christian 620-6513).

**I. PUBLIC HEARINGS**

- I-1.** CONTINUED to July 17, 2018, the matter to hold a public hearing regarding approval of a Disposition and Development Agreement with SAA-EVI Richmond Partners, LLC for the development of the Successor Agency and city-owned property located along Macdonald Avenue between 11th Street and 13th Street - City Manager's Office (Shasa Curl/Gabino Arredondo 620-6512).
- I-2.** HOLD a public hearing and ADOPT a resolution authorizing placement of liens and special assessments for unpaid garbage collection service fees on County property tax records - Finance Department (Belinda Warner/Antonio Banuelos 620-6741).
- I-3.** HOLD a public hearing and ADOPT a resolution authorizing the City of Richmond to levy special assessments against certain properties having unpaid invoices related to administrative citations, nuisance abatement costs, and foreclosure ordinance fines pursuant to Richmond Municipal Code chapters 9.22, 11.76, 6.38 and 2.63 - Department of Infrastructure Maintenance and Operations (Tim Higaes 620-6508).

**J. RESOLUTIONS**

- J-1.** ADOPT a resolution opposing zero tolerance immigration policies - Councilmember Ada Recinos (620-6593).

**K. ORDINANCES**

- K-1.** INTRODUCE an ordinance (first reading) amending Richmond Municipal Code Chapter 7.106 by banning the sale of menthol and other flavored tobacco products, establishing a minimum pack size for little cigars and cigars and imposing location requirements on new tobacco retailers and REPEAL Richmond Municipal Code Chapter 9.45 - City Attorney's Office (Bruce Reed Goodmiller 620-6509).
- K-2.** INTRODUCE an ordinance (first reading) entitled "Multi-Use Path Safety" that establishes trail etiquette for bicyclists and pedestrians along multi-use trails and paths throughout Richmond - Engineering and Capital Improvement Projects (Yader Bermudez 620-5478/Patrick Phelan 307-8111).
- K-3.** INTRODUCE an ordinance (first reading) amending Ordinance 16-17 N.S., modifying Section 3 (Delinquency) and Section 4 (City entitled to payment) and deferring to the Rent Board to establish by Regulation its own rules and procedures governing the collection of the Residential Rental Housing Fee, including fees for late payments - Rent Program (Nicolas Traylor/Charles Oshinuga 620-6564).

- K-4.** INTRODUCE an ordinance (first reading) amending Richmond Municipal Code Chapter 12.18 adding the Dental Amalgam: Mercury Source Control Program - Water Resource Recovery Department (Ryan Smith 620-5486).

**L. COUNCIL AS A WHOLE**

- L-1.** RECEIVE a presentation on the Draft Feasibility Study/Remedial Action Plan for the Zeneca/Former Stauffer Chemical site - Planning and Building Services (Richard Mitchell 307-8159).
- L-2.** ADOPT a resolution in support of statewide efforts to implement the Buy Clean California Act and; DIRECT city staff to deliver a report during the September 25, 2018, City Council meeting regarding potential implementation in the City of Richmond, including the adoption of a Global Warming Potential limit and the requirement of an Environmental Product Declaration - Councilmember Ada Recinos (620-6593) and Councilmember Eduardo Martinez (620-6593).
- L-3.** REVISE the Skelly process in the following ways: 1. No Department head shall be allowed to serve as the hearing officer for a Skelly meeting involving someone in their own Department; 2. Before an outside attorney can be procured on the city's behalf for one of these meetings the city will first determine if the employee facing disciplinary action will be represented by an attorney of their own. If they are not the city will not procure outside counsel for any purpose at that meeting - Councilmembers Jael Myrick (620-6636) and Ada Recinos (620-6564).
- L-4.** APPROVE the tentative Point Molate schedule; APPROVE a contract, not to exceed \$150,000 through December 31, 2019, with Kosmont Companies to provide financial and real estate advisory services related to Point Molate; and AUTHORIZE the City Manager to issue a Request for Qualifications from master developers for the Point Molate site - Planning and Building Services Department (Richard Mitchell/Lina Velasco 620-6706).

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

**N. ADJOURNMENT**

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*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.*