

**RICHMOND, CALIFORNIA,**

June 20, 2023, 4:30 p.m.  
Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

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**A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION**

The meeting was called to order at 4:34 p.m. by Mayor Eduardo Martinez.

**B. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez.

**Absent:** None.

**C. CLOSED SESSION**

**C.1 CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIM:  
(Pursuant to Government Code 54956.95)**

- Claimants: Margaret Kanchong dba Sa Wad Dee Thai Restaurant, Chavanavalai Chommanard, Restoration Management Company  
Agency Claimed Against: City Richmond

**C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

- Zeidan v. City of Richmond

**C.3 CONFERENCE WITH LABOR NEGOTIATORS (Government Code  
Section 54957.6)**

- Agency Representatives: Sharrone Taylor and Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit and Part Time Unit
2. IFPTE Local 21 Mid-Level Management Unit and Executive Management Units
3. Richmond Police Officers Association RPOA
4. Richmond Police Management Association RPMA

5. IAFF Local 188
6. Richmond Fire Management Association RFMA

**C.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

- Property: 425 24th Street, Richmond, CA 94804 (Homekey Program at Motel 6 location)  
Agency Negotiators: Nannette Beacham, Lina Velasco, Jesus Morales  
Negotiating Parties: Novin Development, Insight Housing  
Under negotiation: Price and terms of payment

**C.5 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

- Title: City Manager

**C.6 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (initiation of litigation pursuant to paragraph (4) of Subdivision (d) of Government Code Section 54956.9)**

- One Case

**D. PUBLIC COMMENT BEFORE CLOSED SESSION**

None.

**E. ADJOURN TO CLOSED SESSION**

The meeting adjourned at 4:36 p.m.

**F. JOINT SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY / RICHMOND CITY COUNCIL**

The Joint Special Meeting of the Richmond Housing Authority/Richmond City Council was scheduled to begin at 6:25 p.m. and the meeting was called to order at 6:54 p.m. by Chair/Mayor Eduardo Martinez.

**G. PLEDGE OF ALLEGIANCE**

Chair/Mayor Martinez led the Pledge of Allegiance to the Flag.

**H. ROLL CALL**

**Present:** Councilmembers/Commissioners Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor/Vice Chair Gayle McLaughlin, Tenant Commissioner Jaycine Scott, and Mayor/Chair Eduardo Martinez. **Absent:** None.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. REPORT FROM THE EXECUTIVE DIRECTOR**

None.

**K. AGENDA REVIEW**

None.

**L. HOUSING AUTHORITY CONSENT CALENDAR**

**Motion by** Tenant Commissioner Scott

**Seconded by** Vice Chair/Vice Mayor Gayle McLaughlin

Ayes (8): Commissioners Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Chair Gayle McLaughlin, Chair Eduardo Martinez, and Tenant Commissioner Scott

Passed (8 to 0)

**L.1 Housing Authority Minutes**

APPROVE the minutes of the May 16, 2023, Special Meeting of the Richmond Housing Authority - City Clerk's Office (Pamela Christian 510-620-6513).

**L.2 Nystrom Village Exclusive Right to Negotiate Agreement (ERNA) Amendment**

ADOPT a resolution authorizing the Executive Director of the Richmond Housing Authority (RHA) to execute an extension to the Exclusive Right to Negotiate Agreement (ERNA) with McCormack Baron Salazar and Richmond Neighborhood Housing Services; and AUTHORIZE the Executive Director of the RHA to negotiate a Master Development Agreement (MDA), Ground Leases, Disposition and Development Agreements, and any other related documents and agreements necessary for the redevelopment and operation of Nystrom Village – Richmond Housing Authority (Nannette Beacham/Gabino Arredondo 621-1300).

Adopted **Resolution No. 2187.**

**M. JOINT RICHMOND HOUSING AUTHORITY / RICHMOND CITY COUNCIL BUDGET SESSION**

**M.1 Proposed Richmond Housing Authority Budget for Fiscal Year (FY) 2023-2024**

ADOPT a joint resolution approving the proposed Fiscal Year (FY) 2023-2024 Richmond Housing Authority (RHA) budget, with total estimated revenues of \$4,302,306 and total estimated expenditures of \$5,563,388; and APPROVE an RHA subsidy from the City of Richmond General Fund in the amount of \$1,261,082, which will provide sufficient revenue to match anticipated expenditures and balance the RHA budget to \$5,563,388 in estimated revenues and \$5,563,388 in expenditures – Richmond Housing Authority/Finance Department (Gabino Arredondo/Rita Martinez 510-621-1300).

Interim Housing Authority Director, Gabino Arredondo presented a PowerPoint, which highlighted the following: Proposed Budget Overview FY 2023-2024; FY 2023-2024 Budget Revenue; FY 2023-24 Budget Expenditures; Richmond Housing Authority Affiliated Properties; and RHA Accomplishments - Asset Repositioning & Finance. Discussion ensued. The Housing Authority audits were estimated to be completed in three years.

**Motion by** Commissioner/Councilmember Soheila Bana  
**Seconded by** Tenant Commissioner Scott

Ayes (8): Commissioners/Councilmembers Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Chair/Vice Mayor Gayle McLaughlin, Chair/Mayor Eduardo Martinez, and Tenant Commissioner Scott

Passed (8 to 0)

**N. ADJOURNMENT**

The meeting adjourned at 7:19 p.m.

**O. REGULAR MEETING OF THE RICHMOND CITY COUNCIL**

The Regular Meeting of the Richmond City Council was scheduled to begin at 6:30 p.m. and the meeting was called to order at 7:20 p.m. by Mayor Eduardo Martinez.

**P. ROLL CALL**

**Present:** Councilmembers Soheila Bana, Claudia Jimenez, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez.

**Absent:** None.

**Q. STATEMENT OF CONFLICT OF INTEREST**

None.

**R. AGENDA REVIEW**

Item X.3.a (*Co-sponsor the El Sobrante Stroll*) was removed from the Consent Calendar to be heard at the end of the agenda; the city clerk read corrections to Item X.4.c (Third Amendment to the Legal Services Agreement with Telecom Law Firm for Telecommunications Matters) changed the dollar amounts from \$600,000 to \$200,000 with a total contract amount from \$1,200,000 to \$800,000; and continued Item X.3.b (Recognize the Organizers of the Cinco de Mayo Parade and Festival) to the June 27, 2023, City Council meeting.

**S. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION**

**C.1 CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIM: (Pursuant to Government Code 54956.95)**

· Claimants: Margaret Kanchong dba Sa Wad Dee Thai Restaurant, Chavanavalai Chommanard, Restoration Management Company

Agency Claimed Against: City Richmond

**A status report was made, and direction was given to the negotiators regarding a settlement agreement. No reportable action was taken.**

**C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

· Zeidan v. City of Richmond

**A status report was given. No reportable action was taken.**

**C.3 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)**

· Agency Representatives: Sharrone Taylor and Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit and Part Time Unit
2. IFPTE Local 21 Mid-Level Management Unit and Executive Management Units
3. Richmond Police Officers Association RPOA

4. Richmond Police Management Association RPMA
5. IAFF Local 188
6. Richmond Fire Management Association RFMA

**Direction was given. No reportable action taken.**

**C.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

· Property: 425 24th Street, Richmond, CA 94804 (Homekey Program at Motel 6 location); Agency Negotiators: Nannette Beacham, Lina Velasco, Jesus Morales; Negotiating Parties: Novin Development, Insight Housing; Under negotiation: Price and terms of payment

**A status report was made, and direction was given to the negotiators. No reportable action was taken.**

**C.5 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

· Title: City Manager

**Not discussed.**

**C.6 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (initiation of litigation pursuant to paragraph (4) of Subdivision (d) of Government Code Section 54956.9)**

· One Case

**Not discussed.**

**T. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum)**

City Manager Shasa Curl reported the following: Juneteenth Celebration was on June 17, 2023; City Council Goal Setting Meeting was held on June 15, 2023; Congressman John Garamendi's Visit was on June 16, 2023; 3rd of July Celebration was scheduled for July 2, 2023, at Marina Bay Park; Drop-In Family Game Night was scheduled for the following dates: June 21, July 12, and August 9, 2023, at the Richmond Main Library; Teen Eco Action Week was scheduled for July 17-23, 2023 at the Richmond Recreation Complex from 9 a.m. to 4:30 p.m.; and residents could enjoy Hula at the Richmond Annex Senior Center every first and third Wednesday of each month.

**U. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)(limited to two minutes per Councilmember) (public comments allowed under Open Forum)**

Councilmember Bana stated that she attended the Forum for Civic Well in Santa Rosa regarding clean energy and climate stable future and also attended a recent Association of Bay Area Governments (ABAG) meeting.

Councilmember Zepeda thanked JJ's Fish & Chicken for providing the city council dinner; invited everyone to the Taste of Richmond event on July 15, 2023, from 11 a.m. to 4 p.m. at Richmond City Hall; invited individuals to apply for the Environmental Community Investment Agreement (ECIA) Commission; the California Dream For All Shared Appreciation Loan was available for down payment assistance for first time home buyers and Section 8 vouchers could also be used to buy a home.

Councilmember Robinson stated that she attended the Pullman Neighborhood Council meeting, and also celebrated Naomi Williams' 90th Birthday. Councilmember Robinson also stated that the site of the former Pullman Hotel, which recently burned down, could become a historical marker and future potential housing.

Councilmember McLaughlin announced that there would be a documentary shown about Community First Village Coalition regarding homelessness on July 29, 2023, at the Richmond Convention Center Bermuda Room.

Mayor Martinez announced the rotational art exhibition from NIAD Art Center in the Mayor's Office. Mayor Martinez also thanked the organizers of the Juneteenth Parade and Festival.

**V. REPORT FROM THE REIMAGINING TASK FORCE - 3rd Tuesday (public comment allowed under Open Forum)**

No report.

**W. OPEN FORUM FOR PUBLIC COMMENT**

*(public comment on items that remain on the Consent Calendar or items not on the agenda - limited to 2 minutes unless otherwise specified - Back and forth dialogue with the Council is prohibited).*

Harry Weiner invited everyone to the El Sobrante Stroll on Sunday, September 17, 2023.

Rick Perez gave comments regarding the need for police officer de-escalation and Lexipol training.

Patricia Perez gave comments regarding the impact of the death of her grandson Pedie Perez.

James Foreman and Sasha Allen gave comments regarding the Castro encampment and being forced out and not being assisted appropriately.

John Haybrock and Linda Hemla gave comments regarding the importance of historic preservation.

Steve Bischoff gave comments regarding high fire danger areas and the need for additional funds to address them.

Amy Dunn gave comments regarding the need for an emergency evacuation plan in May Valley in the event of a wildfire.

Lori Hart stated that rules should reflect that vulgarity was not allowed.

## **X. CITY COUNCIL CONSENT CALENDAR**

*(All items placed under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted upon together with a motion and second, without discussion, of any member of the City Council, and each item shall be deemed to have received the action recommended.)*

**Motion by** Councilmember Soheila Bana

**Seconded by** Councilmember Melvin Willis

To approve all items on the Consent Calendar with the exception of Item X.3.a (*Co-sponsor the El Sobrante Stroll*) and Item X.3.b (Recognize the Organizers of the Cinco de Mayo Parade and Festival).

Ayes (7): Councilmember Soheila Bana, Councilmember Claudia Jimenez, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez

Passed (7 to 0)

### **X.1 City Attorney's Office**

X.1.a Amendments to the Legal Services Agreements with (1) Allen, Glaessner, Hazelwood & Werth LLP, (2) Orbach Huff & Henderson, LLP and (3) Liebert, Cassidy, Whitmore

APPROVE amendments to legal services agreements with (1) Allen, Glaessner, Hazelwood & Werth LLP increasing the compensation by an



amount not to exceed \$150,000; (2) Orbach Huff & Henderson, LLP increasing the compensation by an amount not to exceed \$125,000; and (3) Liebert Cassidy Whitmore increasing the compensation by an amount not to exceed \$250,000, and extending the terms of all agreements to June 30, 2024 – City Attorney’s Office (Dave Aleshire 510-620-6509).

X.1.b Agreements with iManage, LLC and O2 Cloudworks Company for Cloud-based Document Management

APPROVE agreements with (1) iManage, LLC. in an amount not to exceed \$72,000, and (2) O2 Cloudworks Company in an amount not to exceed \$14,100, for the purchase, installation, and maintenance of the cloud-based iManage Work 10 document management platform, with terms commencing July 1, 2023, and ending June 30, 2025, for a total project amount not to exceed \$86,100 – City Attorney’s Office (Dave Aleshire 510-620-6509).

X.1.c Request Authority for the City to Settle Potential FLSA Claims

APPROVE a settlement agreement in the amount up to \$510,000; and AUTHORIZE the city manager to execute the settlement agreement on behalf of the City – City Attorney’s Office (Dave Aleshire/Nickie Mastay/Sharrone Taylor 510-620-6509).

**X.2 City Clerk's Office**

X.2.a Minutes of City Council Meetings

APPROVE the minutes of the May 16, 2023, regular meetings and the May 22 and 31, 2023, special meetings - City Clerk's Office (Pamela Christian 510-620-6513).

**X.3 City Council**

X.3.a Co-sponsor the El Sobrante Stroll

APPROVE co-sponsoring the annual El Sobrante Stroll by providing \$2,000 for portable restrooms or procuring portable restrooms in the Richmond portion of the stroll, staffing for City booth and staging of public safety vehicles or equipment - Councilmember Soheila Bana (510-620-6473). This item was continued from the June 6, 2023, meeting.

Councilmember Jimenez stated that there should be a better process to request funding for events. Funding could be used from the \$100,000

Special Event Subsidy budget and divided equally among districts. The request was for \$2,000 for portable restrooms. Discussion ensued.

For FY 2024-25, the total cost of events, including staff time, etc. would be detailed and tracked.

Don Gosney and Jamin Pursell gave comments in person.

A motion was made to authorize \$2,000 for the El Sobrante Stroll and that city staff return to the City Council with a policy for further allocations for events.

**Motion by** Vice Mayor Gayle McLaughlin  
**Seconded by** Councilmember Melvin Willis

Ayes (4): Councilmember Soheila Bana, Councilmember Melvin Willis, Councilmember Cesar Zepeda, and Vice Mayor Gayle McLaughlin

Noes (1): Councilmember Doria Robinson

Abstentions (2): Councilmember Claudia Jimenez and Mayor Eduardo Martinez

Passed

X.3.b Recognize the Organizers of the Cinco de Mayo Parade and Festival

PROCLAMATION recognizing the 23rd Street Merchants Association and Peace & Unity for their commitment to organizing the Cinco de Mayo Festival and Parade - Mayor Eduardo Martinez (510-620-6503) and Councilmember Cesar Zepeda (510-620-6593).

**Item moved to the June 27, 2023, meeting under Proclamations.**

X.3.c Authorize the City Manager to negotiate an agreement for the acceptance of Brickyard Cove Road.

AUTHORIZE the city manager and her designees to negotiate agreement(s) with BCHOA1 and Boardwalk Marina that provides for their \$300,000 contribution to the City's pavement management program and the safety gate in exchange for the City's concurrent acceptance of Brickyard Cove roadway improvements. The final form of the

agreement(s) shall be brought back to City Council for consideration and approval - Councilmember Cesar Zepeda (510-620-6593).

#### **X.4 Community Development**

##### **X.4.a California Automated Permit Processing (CalAPP) Grant**

ACCEPT and APPROPRIATE an \$80,000 California Automated Permit Processing (CalAPP) grant from the California Energy Commission (CEC) to design and implement an automated permit process for Solar Energy projects; and AUTHORIZE the city manager or their designee to execute Grant Agreement – Community Development Department (Lina Velasco/Chris Castanchoa 510-620-6706).

##### **X.4.b Legal Services Agreement with Burke, Williams & Sorensen, LLP**

APPROVE a Legal Services Agreement with Burke, Williams & Sorensen, LLP in the amount of \$400,000, for a term ending June 30, 2026, to represent the City in real estate negotiations, including property disposition and/or leases to be paid for using deposits from negotiating parties and/or transaction proceeds – City Attorney’s Office/Community Development Department (Dave Aleshire 510-620-6509/Lina Velasco 510-620-6841).

##### **X.4.c Third Amendment to the Legal Services Agreement with Telecom Law Firm for Telecommunications Matters – Corrections were made to this item – see details under Agenda Review.**

APPROVE a third amendment to the legal services agreement with the Telecom Law Firm for representation of the City concerning wireless communications matters, including assistance with review of wireless and wired siting applications, to increase the contract amount by 600,000, for a total not-to-exceed amount of \$1,200,000 (with funds for payment generated from fees from the wireless applications and/or from revenue collected from the leasing of City-owned property by wireless carriers) – Community Development Department/City Attorney’s Office (Lina Velasco 510-620-6706/Shannon Moore 510-620-6509).

The contract amount was corrected from \$600,000 to **\$200,000** for a total amount from \$1,200,000 to **\$800,000**.

##### **X.4.d Contract Amendment with Olivers Towing to Tow and Demolish Recreational Vehicles (RVs) at the Castro Encampment**

APPROVE a contract with Oliver’s Tow, Inc. in the amount of \$50,000, with a term from June 20, 2023, through June 30, 2025, to support the removal and dismantling of Recreational Vehicles relinquished at the Castro Encampment by those placed in housing – Community Development Department (Lina Velasco/Jesus Morales 510-620-6649).

- X.4.e Cooperation Agreement with Contra Costa County for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Act (HOME) Programs

APPROVE the City of Richmond's continued participation in the Cooperation Agreement with Contra Costa County for the next three-year qualification period for Fiscal Years 2024 – 2026, for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Act (HOME) programs – Community Development Department (Lina Velasco/Jesus M. Morales 510-620-6706).

## **X.5 Economic Development**

- X.5.a John F. Kennedy Park - Conway and Takata-Vasquez Sculpture Contract

ACCEPT the Richmond Arts and Culture Commission (RACC) and Recreation and Parks Commission (RPC) joint recommendation to commission a large-scale, permanently-placed sculpture within John F. Kennedy Park; and APPROVE a contract in the amount of \$100,000 with Tiffany Conway and Ari Takata-Vasquez to build the large-scale sculpture, with a term from July 1, 2023, through December 29, 2024 – Economic Development Department (Winifred Day 510-620-6952).

## **X.6 Finance Department**

- X.6.a Third Amendment to the Contract with Via Actuarial Services Formerly Known as Van Iwaarden Associates For Actuarial Services

APPROVE the third amendment to the contract with VIA Actuarial Services, formerly known as Van Iwaarden Associates, for actuarial services necessary for retiree healthcare plan and pension fund management, increasing the contract amount by \$46,500, for a total not-to-exceed amount of \$145,000, and extending the contact term through June 30, 2024 – Finance Department (Nickie Mastay/Mubeen Qader 510-412-2077).

- X.6.b Fiscal Year 2022-2023 and 2023-2024 Annual Appropriations Limit

ADOPT a resolution approving the Fiscal Year 2023-2024 and adjusted Fiscal Year 2022-2023 appropriations limits for the City of Richmond pursuant to Article XIII B of the Constitution of the State of California – Finance Department (Nickie Mastay/Mubeen Qader 510-412-2077).

Adopted **Resolution No. 53-23**.

## **X.7 Human Resources**

- X.7.a Resolution adopting the ratified contract amendment between the City and IFPTE Local 21 Executive Management

ADOPT a resolution approving the ratified contract amendment between the IFPTE Local 21 Executive Management Bargaining Unit, providing for four agreed upon compensation enhancements to the parties' Memorandum of Understanding, and authorization of implementation of the Segal Classification and Compensation Study for IFPTE Local 21 Executive Management Bargaining Unit – Human Resources Department (Nickie Mastay/ Sharrone Taylor 510-620-6602).

Adopted **Resolution No. 54-23**.

## **X.8 Library and Community Services**

- X.8.a Contract with Santa Barbara Transportation Corp for Summer Camp Excursions

APPROVE a contract with Santa Barbara Transportation Corp in an amount not to exceed \$30,000, to provide bus transportation services to the City of Richmond Community Services-Recreation for the 2023 summer camp excursions, for a term beginning July 1, 2023, and ending on December 31, 2023 – Community Services Department (LaShonda White 510-620-6512/Ranjana Maharaj 510-620-6972/Troy Porter 510-621-1056).

- X.8.b Environmental and Community Investment Agreement (ECIA) Fiscal Year 2023-24 Competitive Grant Award Recommendations

ACCEPT a recommendation from the Environmental & Community Investment Agreement (ECIA) Grant Review Committee for Fiscal Year 2023-2024 grant awards to 10 organizations in an amount not to exceed \$225,000; and ADOPT a resolution approving the grant awards and authorizing the city manager to negotiate and execute Grant Service

Agreements with approved grantees – City Manager’s Office (LaShonda White/Patrick Seals/Shane Johnson 510-620-6512).

Adopted **Resolution No. 55-23**.

- X.8.c Fiscal Year 2023-2024 Richmond Fund for Children and Youth Grant Awardee Recommendation

ACCEPT a recommendation from the Richmond Fund for Children and Youth Oversight Board for Fiscal Year 2023-2024 to award 19 grants in an amount not to exceed \$1,462,292; and ADOPT a resolution approving the grant awards and authorizing the city manager or their designee to negotiate and execute Grant Service Agreements with the approved grantees – Community Services Department (LaShonda White/Patrick Seals 510-620-6512).

Adopted **Resolution No 56-23**.

- X.8.d Richmond Fund for Children and Youth Fiscal Year 22-23 Grant Renewals

ADOPT a resolution approving the renewal of 19 Richmond Fund for Children and Youth (RFCY) grants to youth-serving public and nonprofit organizations in a total amount not to exceed \$1,434,317, from July 1, 2023, through June 30, 2024; and AUTHORIZE the city manager or their designee to negotiate and execute grant service agreements, and any extensions, with approved grantees – Community Services Department (LaShonda White/Patrick Seals 510-620-6512).

Adopted **Resolution No. 57-23**.

## **X.9 Mayor's Office**

- X.9.a Environmental Community Investment Agreement Transportation Oversight Committee Appointment

APPOINT Steven Michael Birnbaum to the Environmental Community Investment Agreement Transportation Oversight Committee. Term expires July 25, 2026 - Mayor’s Office (Mayor Eduardo Martinez 510-620-6502).

- X.9.b Richmond Youth Council Application

APPOINT Fernando Gael Guzaman Arredondo to the Richmond Youth Council. Term expires October 1, 2024 - Mayor’s Office (Mayor Eduardo Martinez 510-620-6502).

X.9.c Richmond-Shimada Friendship Commission Appointment

REAPPOINT Maryann Maslan Jacobson to the Richmond-Shimada Friendship Commission for a second term. Term expires December 31, 2025 - Mayor's Office (Mayor Eduardo Martinez 510-620-6502).

**X.10 Police Department**

X.10.a Three-Year Sole-Source Contract with Lexipol for Law Enforcement Policy and Training Bulletin Tracking

APPROVE a sole-source contract in an amount not to exceed \$45,000, which includes a \$3,318.96 contingency, with Lexipol, LLC for law enforcement policy and training bulletin tracking, for the term January 1, 2023, through December 31, 2026 – Police Department (Chief Bisa French 510-621-1802).

X.10.b Proposed Agreements for Pre-employment Medical Screening with The Permanente Medical Group, Inc., Occu-Med, and DSI Medical Services Inc.

APPROVE three contracts, each for a three-year term beginning June 1, 2023 and ending June 30, 2026, with (1) The Permanente Medical Group, Inc. for a payment limit not to exceed \$75,000, (2) Occu-Med for a payment limit not to exceed \$75,000, and (3) DSI Medical Services, Inc. for a payment limit not to exceed \$30,000, to provide pre-employment medical screening for sworn and non-sworn Police Department applicants, for a total program cost not to exceed \$180,000 – Police Department (Chief Bisa French 510-621-1802).

X.10.c Sole-Source Contract with Community Violence Solutions (CVS) to Provide Counseling and Emergency Shelter Services to Victims of Violence

APPROVE a three-year sole source contract with Community Violence Solutions (CVS) for counseling and emergency shelter services to victims of violence, in an amount not to exceed \$180,000, over the retroactive

contract term starting January 1, 2023, and expiring December 31, 2025 – Police Department (Chief Bisa French 510-621-1802).

X.10.d Sole-Source Contract with Public Safety Family Counseling Group Inc. (PSG).

APPROVE the revised sole source contract for services with Public Safety Family Counseling Group, Inc. to assist police department staff in dealing with critical incidents and the mental health challenges involved with the police profession, for the period October 1, 2022, to June 30, 2026, in an amount not to exceed \$460,000 – Police Department (Chief Bisa French 510-621-1802).

X.10.e First Contract Amendment with Richmond Rod and Gun Club for Use of their Facility Rental

AUTHORIZE and APPROVE a first contract amendment with Richmond Rod and Gun Club to increase the compensation by \$40,000, for a total contract amount not to exceed \$75,000 – Police Department (Chief Bisa French 510-621-1802).

**X.11 Public Works**

X.11.a Contract with International Fire Equipment Company, Inc.

APPROVE a contract with International Fire Equipment Company, Inc. to provide fire extinguisher, fire suppression system, and fire sprinkler testing and repair services in City-owned buildings, in an amount not to exceed \$100,000 over a three-year period, with a term beginning July 1, 2023, and ending June 30, 2026, with an option to extend an additional two-years, for a total amount not to exceed \$70,000 for the additional two-year period – Public Works Department (Daniel Chavarria 510-620-5478/Carl Capistrano 510-620-6896).

X.11.b Contract Amendments with three firms: Swinerton Management and Consultants, Ghirardelli Associates, and Mack5

APPROVE on-call professional construction management services contract amendments with three firms: Swinerton Management and Consultants, Ghirardelli Associates, and Mack5, to extend their contract terms from July 1, 2023, to June 30, 2025, for a total of five years in accordance with City policies, and increase their contract capacity in the amount of \$600,000 per firm, for a total not-to-exceed amount of



\$1,500,000 for each firm, for a variety of capital projects, including federal construction management-funded projects; and AUTHORIZE the city manager or designee to execute the amendments – Public Works Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477).

Adopted **Resolution No. 57-23a.**

X.11.c Engineer’s Report for Fiscal Year 2023-24 for the Hilltop Landscape Maintenance District

ADOPT a resolution approving the Engineer’s Report for Fiscal Year (FY) 2023-2024 for the Hilltop Landscape Maintenance District (“HLMD”), declaring the City Council’s intention to increase the annual assessment in the HLMD, and announcing a public hearing about the proposed increased assessment on July 11, 2023, at 6:30 PM in the City Council Chambers at 440 Civic Center Plaza in the City of Richmond – Public Works Department (Daniel Chavarria 510-620-5478/Greg Hardesty 510-620-6920).

Adopted **Resolution No. 58-23.**

X.11.d Engineer’s Report for Fiscal Year 2023-2024 for the Marina Bay Landscape and Lighting Maintenance District

ADOPT a resolution approving the Engineer’s Report for Fiscal Year 2023-2024 for the Marina Bay Landscaping and Lighting Maintenance District, declaring the City Council’s intention to increase the annual assessment in the Marina Bay Landscaping and Lighting Maintenance District, and setting a public hearing about the proposed increased assessment on July 11, 2023, at 6:30 PM in City Council Chambers at 440 Civic Center Plaza in the City of Richmond – Public Works Department (Daniel Chavarria 620-5478/ Greg Hardesty 620-6920).

Adopted **Resolution No. 59-23.**

X.11.e Contract with First Alarm

APPROVE a contract with First Alarm for intrusion and fire alarm maintenance and monitoring services for City buildings, in an amount not-to-exceed \$450,000, over a three-year period beginning July 1, 2023, and ending June 30, 2026, with an option to extend an additional two years, in a total amount not-to-exceed \$300,000 for the additional two-year period –

Public Works Department (Daniel Chavarria 510-620-5478/Carl Capistrano 510-620-6896).

X.11.f Emergency Earth Slope Stabilization of Drainage Area Adjacent to Santa Rita Road Near 2929 Salvino Court

APPROVE an emergency slope stabilization contract with Bay Hawk, Inc., in an amount not to exceed \$60,000, for work that has already been completed – Public Works Department (Daniel Chavarria 510-620-6300/Robert Armijo 510-620-5477).

## **Y. BUDGET SESSION**

### **Y.1 ADOPT Fiscal Year (FY) 2023-2024 Proposed Operating Budget and Fiscal Year 2023-2024 through 2027-2028 Capital Improvement Projects (CIP) Program Budget.**

ADOPT resolutions approving: (1) Fiscal Year (FY) 2023-2024 Annual Operating Budget, and (2) Fiscal Years 2023-2024 to 2027-2028 Five-Year Capital Improvement Plan Budget – City Manager’s Office/Finance Department (Shasa Curl 510-620-6512/ Nickie Mastay 510-620-6609/ Mubeen Qader 510-412-2077).

City Manager Shasa Curl, Revenue Manager Antonio Banuelos, and Public Works Director Daniel Chavarria presented a PowerPoint which highlighted the following: Draft General Fund Revenues; General Fund Expenditure Assumptions; General Fund Operating Transfers Out; General Fund Additional Appropriations. Non-General Fund Revenue; Non-General Fund Expenditure; Major Capital Improvement Projects; Proposed Project Timeline: Santa Rita Road; Traffic Calming Program Timeline; Fleet Budget Analysis. Discussion ensued. Current filled position report vacancy report will be given via e-mail.

Vicky Winston gave comments.

The city council made the following recommendations: Develop a process for adding new items to the budget, an equitable parking plan, and an end date for public safety overtime; ensure that funds are used where they were allocated; establish a grant department; establish a community crisis response program; provide more funding for street calming measures, more soccer fields, and an additional employee at Macdonald senior center; only ticket arterials to begin with the street sweeping program; look for funds for a future hospital track,. AB 617 for air monitoring, funding additional code enforcement officers; climate resiliency project gap in funding to fulfill three projects, i.e., Booker T. Anderson Community Center for \$300,000 repairing Santa Rita Road for \$650,000, electric

vehicle fleet plan for \$250,000; provide information on which projects have budget gaps; and update rules on council requests for funding projects.

A motion was made by Vice Mayor McLaughlin, seconded by Councilmember Willis to approve the recommended action.

A substitute motion was made by Mayor Martinez, seconded by Councilmember Jimenez to approve the recommended action and take \$1.2 million from the Climate Resiliency Contingency Fund and apply \$650,000 for Santa Rita Road, \$300,000 for Booker T. Anderson Community Center, and \$250,000 to work on the plan for electric vehicles. Clarification was given that only \$800,000 was available. If there were other buckets of funding, they could also be used. Mayor Martinez removed the \$250,000 allocation for electric vehicles from his motion and stated that \$1.5 million of ARPA funding for HVAC system improvements and the Booker T. Anderson Center improvements could be prioritized using those funds. Funding for the Wildfire Safety Plan could either come from Risk Management or from unspent funds at the end of the fiscal year.

Councilmember Robinson offered a friendly amendment that the matter to allocate \$500,00 for wildfire safety come before the city council for discussion at a subsequent council meeting with clear detailed line items of what the budget would be used for. Funds could be allocated for wildfire safety during the Q1 process. And that funds were allocated to the Santa Rita Road project to cover funding gaps and to any other current in progress projects that also had funding gaps. The friendly amendment was accepted. Councilmember Jimenez offered a friendly amendment that for Fiscal Year 23-24 \$7.3 million and the \$3.4 million carry forward from Fiscal Year 22-23 for a total of \$10.75 million was allocated for fleet vehicles. Councilmember Jimenez's friendly amendment was not accepted.

City Manager Curl requested city council direction and suggested that the matter to allocate funds for wildfire safety come back to the city council at the July 11th City Council meeting to allow the public works department and fire department to work on a plan to recommend to the city council for consideration.

Councilmember Robinson adjusted her friendly amendment that staff return to the July 11, 2023, city council meeting to discuss and identify the funding source for the \$500,000 fire safety plan.

The remaining \$150,000 in the Climate Resiliency Contingency Fund would be divided equally between built environment and wildfire safety.

The adjusted friendly amendment was accepted and tsubstitute motion was passed by the unanimous vote of the City Council.

Adopted **Resolution No. 60-23** - Fiscal Year 2023-2024 Annual Operating Budget.

Adopted **Resolution No. 61-23** - Fiscal Years 2023-2024 to 2027-2028 Five-Year Capital Improvement Plan Budget.

*(At 11 p.m. a motion made by Councilmember Zepeda, seconded by Vice Mayor McLaughlin, to extend the meeting until 11:30 p.m., passed by the unanimous vote of the City Council).*

**Substitute motion**

**Motion by** Mayor Eduardo Martinez

**Seconded by** Councilmember Claudia Jimenez

Ayes (7): Councilmember Soheila Bana, Councilmember Claudia Jimenez, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez

Passed (7 to 0)

**Z. NEW BUSINESS**

**Z.1 Homekey 3 Joint Application for a Permanent Supportive Housing Project**

ADOPT a resolution authorizing a joint application to and participation in the Homekey Program with 425 Civic Center LP, to acquire and convert the Motel 6 at 425 24th Street, into a 50-unit permanent supportive housing development; DIRECT staff to seek additional funding for the Project; ADOPT a resolution authorizing the issuance of a general fund loan to the affordable housing nexus fund in an amount not to exceed \$4,900,000 to support the Project contingent upon receiving a Homekey grant award from the State; and AUTHORIZE the city manager or her designee to execute the necessary agreements to implement the Project – Community Development Department (Lina Velasco/Jesus Morales 510-620-6649).

Housing Manager Jesus Morales presented a PowerPoint, which highlighted the following: Who is experiencing homelessness; Homelessness Strategic Plan and Goals; Homekey Program; Timeline for Homekey Applications; Section 205 Maximum Grant amounts and Capital Funding Match; Section 206 Operating Awards and Match; Proposed Project Site; Project Partners; Novin Development Corporation; Insight Housing; Renderings and Design; Neighborhood Amenities; and Pros and Cons. David Rosen of Rosen and Associates gave an overview of the budget and cost of the project. Discussion ensued.

*(11:30 p.m. - A motion by Vice Mayor McLaughlin, seconded by Councilmember Jimenez, suspended the rules to complete Item Z.1. and Item X.3.a., passed by the unanimous vote of the City Council).*

A motion was made by Vice Mayor Gayle McLaughlin, seconded by Mayor Eduardo Martinez to approve the item and adopt the resolutions as stated in the recommended action, and to work with the developer to lower the city's financial contribution and also execute a ground lease such that the lease was provided to the developer for one dollar a year, and that the City received an annual report from the developer, property manager, service provider, or a combination of all in order to stay abreast of the project. Possible sources of funding to lower the city's contribution could be from HUD grants, Measure X grants and utilization of the Encampment Resolution Grant. Councilmember Jimenez offered a friendly amendment to direct staff to execute a Memorandum of Understanding with the county for more unhoused services. The friendly amendment was accepted, and Mayor Martinez called for the question. The motion was approved by the unanimous vote of the City Council.

**Motion by** Vice Mayor Gayle McLaughlin  
**Seconded by** Mayor Eduardo Martinez

Ayes (7): Councilmember Soheila Bana, Councilmember Claudia Jimenez, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Gayle McLaughlin, and Mayor Eduardo Martinez

Passed (7 to 0)

## **Z.2 Approval of Fees for a Revised Master Fee Schedule**

ADOPT a resolution adjusting the dollar amount for current fees except for Recreation fees which will remain as is; and PROVIDE DIRECTION to City staff

on how to proceed with an analysis of Recreation rental fees. Staff will return in first half of Fiscal Year 2023-2024 to review the analysis and make recommendations regarding new proposed Recreation fees – Finance Department (Mubeen Qader/Antonio Banuelos 510-620-6741).

**Item continued to the June 27, 2023, City Council meeting.**

**AA. ADJOURNMENT**

There being no further business, the meeting adjourned at 12:55 a.m., to meet again on June 27, 2023.

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Clerk of the City of Richmond

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Mayor