

**RICHMOND, CALIFORNIA,**

January 25, 2022, 5:00 p.m.  
Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

---

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

5:00 P.M.

The Richmond City Council Evening Open Session was called to order at 5:12 p.m. by Mayor Thomas K. Butt via teleconference.

**B. ROLL CALL**

**Present:** Councilmembers Claudia Jimenez, Eduardo Martinez, Melvin Willis, Vice Mayor Demnlus Johnson III, and Mayor Thomas K. Butt. **Absent:** Councilmembers Nathaniel Bates and Gayle McLaughlin.

**C. CLOSED SESSION**

**C.1 LIABILITY CLAIMS (Government Code Section 54956.9)**

Government Code Section 54956.9

C.1.a Veretta Edwards v. City of Richmond

C.1.b Sean Radetich v. City of Richmond

C.1.c Charles Rigmaiden v. City of Richmond

C.1.d Felix Tan v. City of Richmond

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

C.2.a SPRAWLDEF et al. v. City of Richmond

C.2.b The GuidivilleRancheria of California, et al. v. The United States of America, et. al.

C.2.c North CoastRivers Alliance et al./Point Molate Alliance et al. v. City of Richmond

C.2.d Richmond Shoreline Alliance, SPRAWLDEF, Citizens for EastShore Parks, Sunflower Alliance, and GreenAction for Health and EnvironmentalJustice v. City of Richmond

**C.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation pursuant to paragraph (2) or (3) of Subdivision (d) [as applicable] of Government Code Section 54956.9)**

C.3.a Three cases

In light of the California Court of Appeal's decision in Fowler v. City of Lafayette, the City Attorney's Office is attaching to this agenda four communications regarding the amended judgment and various agreements related to Point Molate. These letters provide the existing facts and

circumstances for going into closed session on these items pursuant to California Government Code Section 54956.9(d)(2) and (e)(3).

C.3.b One Case - Veolia Mediation

**C.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)**

C.4.a Title: City Manager

**D. PUBLIC COMMENT BEFORE CLOSED SESSION**

The following individuals gave comments via teleconference in opposition to the proposed development plan at Point Molate: Daniella Zacky, Jeanne Kortz, and Andres Soto. Tarnel Abbott and Daniella Zacky urged the city council to exit the development agreement for the Campus Bay Project.

**E. ADJOURN TO CLOSED SESSION**

The Open Session adjourned at 5:12 p.m. Closed Session adjourned at 6:38 p.m.

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

6:15 P.M.

The Special Joint meeting of the Richmond Housing Authority/Richmond City Council was called to order at 6:41 p.m. by Mayor/Chairperson Butt.

**G. ROLL CALL**

**Present:** Councilmembers/Commissioners Nathaniel Bates, Eduardo Martinez, Gayle McLaughlin, Melvin Willis, Vice Mayor/Vice Chairperson Demnlus Johnson III, Mayor/Chairperson Thomas K. Butt, and Tenant Commissioner Jaycine Scott. **Absent:** Commissioner/Councilmember Claudia Jimenez arrived after the roll was called. .

**H. PUBLIC COMMENT INSTRUCTIONAL VIDEO**

The Public Comment Instructional Video was shown.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. AGENDA REVIEW**

None.

**K. HOUSING AUTHORITY/CITY COUNCIL BUDGET SESSION**

**K.1 Fiscal Year 2021-22 Amended Budget Adjustments**

ADOPT a joint resolution approving the proposed Fiscal Year (FY) 2021-2022 Richmond Housing Authority's amended budget adjustments with revised estimated revenues of \$4,763,120 and total expenditures of \$4,763,120, decreasing the FY 2021-2022 General Fund subsidy total amount by \$371,456 from \$1,141,828 to \$770,372; and APPROVE and AUTHORIZE the RHA Executive Director and City Manager to execute a repayment agreement - Richmond Housing Authority/City of Richmond (Shasa Curl/Nannette J. Beacham/Belinda Brown 510-621-1300).

Interim City Manager Shasa Curl, gave an overview of the matter. Housing Director Nannette Beacham, presented a PowerPoint, which highlighted the following: Amended Budget Overview FY 2021-2022; Repayment Agreement; Richmond Housing Authority Properties and Affiliated Properties; Overview

RHA Accomplishments – Asset Repositioning & Finance. The following individuals gave comments via teleconference: Roy Baker and Jessi Taran.

Passed and adopted City Council **Resolution No. 11-22** and Housing Authority **Resolution 2153**.

**Motion by** Vice Mayor/Vice Chairperson Demnlus Johnson III  
**Seconded by** Councilmember/Commissioner McLaughlin

Ayes (7): Mayor Tom Butt, Vice Mayor/Vice Chairperson Demnlus Johnson III, Councilmembers/Commissioners Nathaniel Bates, Claudia Jimenez, Eduardo Martinez, Gayle McLaughlin, and Tenant Commissioner Scott.

Absent (1): Councilmember/Commissioner Melvin Willis.

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:05 p.m.

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

6:30 P.M.

The Regular Meeting of the Richmond City Council was called to order at 7:05 p.m. by Mayor Thomas K. Butt via teleconference.

**N. ROLL CALL**

**Present:** Councilmembers Nathaniel Bates, Claudia Jimenez, Eduardo Martinez, Gayle McLaughlin, Vice Mayor Demnlus Johnson III, and Mayor Thomas K. Butt. **Absent:** Councilmember Melvin Willis was absent the entire meeting.

**O. STATEMENT OF CONFLICT OF INTEREST**

None.

**P. AGENDA REVIEW**

Item U.5. was moved up for discussion after Open Forum, followed by Item U.4.

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

Interim City Attorney Dave Aleshire, reported the following:

C.1.a. Veretta Edwards v. City of Richmond - A motion was made by Councilmember McLaughlin, seconded by Councilmember Jimenez, approved 6-1, Mayor Butt voted no.

C.1.b. Sean Radetich v. City of Richmond - A motion was made by Councilmember Jimenez, seconded by Vice Mayor Johnson III, approved unanimously.

C.1.c. Charles Rigmaiden v. City of Richmond - A motion was made by Councilmember Jimenez, seconded by Vice Mayor Johnson III, approved 6-1, Mayor Butt voted no.

C.1.d. Felix Tan v. City of Richmond - A motion was made by Vice Mayor Johnson III, seconded by Councilmember McLaughlin, approved unanimously.

The Point Molate items were not discussed.

C.2. Campus Bay matter - A motion was made by Councilmember McLaughlin, seconded by Councilmember Jimenez, the Council agreed to not participate in litigation nor file a brief or appear in the matter by a 4-2-1 vote. Councilmember Bates and Mayor Butt voted no and Vice Mayor Johnson III abstained.

C.3.a. - Not discussed.

C.3.b. - Mediation was conducted. No reportable action taken.

C.4.a. - No reportable action taken.

**R. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum for Public Comment)**

Interim City Manager, Shasa Curl reported that there was not a project proposed by city staff to house members of the homeless community at the Sure Stay Hotel.

**S. CRIME REPORT FROM POLICE CHIEF (public comment allowed under Open Form for Public Comment)**

Police Chief Louie Tirona reported the following since the last update: one homicide; four assaults with firearms; forty four robberies; nine carjackings; twelve sexual assaults; and thirty eight recovered firearms.

**T. OPEN FORUM FOR PUBLIC COMMENT**

Jan Mignone reported that there was an elderly man in a wheelchair in the street for hours and the outreach group organization was called and did not assist.

Ruth Gutierrez, Dave Bleckinger, Camille Celluci, Cara Giovannello, Carmen Vasquez, Stephanie Brown, Ellie Vargas, Erika Cruces De Zavala, and MK, expressed concern about the possibility of unhoused individuals being placed at the Sure Stay Hotel so close to Washington Elementary School.

Tarnel Abbott stated that Campus Bay/Zeneca Project should not move forward due to the toxicity of the site.

Jessi Taran, Lea Murray, and Randy Joseph gave comments regarding unhoused community members and the urgent need to find a suitable location for unhoused residents.

Ramon Quintana, Payton Silket, and Terry Dunn stated that most of the unhoused individuals were not sexual predators and not a threat to the children at Washington Elementary School.

Councilmember Jimenez stated that there were no sex offenders residing at the Sure Stay Hotel.

Graham Perrit expressed concern regarding countywide unhoused individuals being brought into Richmond.

Don Gosney stated Council Redistricting detail maps were now available on the city's website.

**U. STUDY AND ACTION SESSION**

**U.1 Application for the Transportation Development Act (TDA) Article 3 Pedestrian and Bicycle Funding for Fiscal Year 2022-23 for the Richmond Ferry to Bridge Bicycle & Pedestrian Network Improvements project**

ADOPT a resolution authorizing a request to the Metropolitan Transportation Commission for the allocation of Fiscal Year 2022-23 Transportation Development Act Article 3 pedestrian/bicycle project funding for the Richmond Ferry to Bridge Bicycle & Pedestrian Network Improvements project; and to ACCEPT and APPROPRIATE the funds should the grant be awarded – Public Works Department (Joe Leach 510-620-5478/Patrick Phelan 510-307-8111)

Public Works Director, Joe Leach gave an overview. Bruce Beyaert gave comments via teleconference.

**Passed and adopted Resolution No. 12-22.**

**Motion by** Vice Mayor Demnlus Johnson III

**Seconded by** Councilmember Claudia Jimenez

Ayes (6): Mayor Butt, Vice Mayor Demnlus Johnson III, Nathaniel Bates, Claudia Jimenez, Eduardo Martinez, and Councilmember McLaughlin

Absent (1): Melvin Willis

**U.2 Vacant seats on Richmond Boards, Commissions, and Committees**

ANNOUNCE recent resignation from City of Richmond boards, commissions, and committees and vacancies as of January 19, 2022, and ask that interested individuals send applications to the City Clerk – Office of the Mayor (Mayor Tom Butt 510-620-6503).

Mayor Butt announced the vacancies. Yenny Garcia gave comments via teleconference.

**U.3 Study Session for the Potential Formation of a Community Facilities District for Point Molate**

RECEIVE information and quantitative analysis regarding the potential formation of a Community Facilities District for the Point Molate development project; and after deliberation, CONSIDER providing any policy direction, as needed, regarding formation of a Community Facilities District for the Point Molate development project – Finance Department (Belinda Brown 510-620-6740).

Public Works Director, Joe Leach gave an overview. Mark Northcross, NHA Advisors, presented a PowerPoint, which highlighted the following: Major Policy Questions; The Integra Valuation Policy; Potential Implications of the Integra Valuation Study; and Potential Surplus Tax Revenues. Discussion ensued.

*(10:58 p.m. - A motion was made by Councilmember Bates, seconded by Vice Mayor Johnson III, to extend the meeting failed by the following vote: Ayes: Councilmembers Bates, Vice Mayor Johnson III, and Mayor Butt. Noes: Councilmembers Martinez and McLaughlin. Absent: Councilmember Willis. Abstain: Councilmember Jimenez).*

**U.4 Healthy Options at Point of Sale**

RECEIVE a report on research conducted by Healthy Options at Points of Sale (HOPS) youth advocates; and DIRECT staff to draft an ordinance to be considered by the Council within 60 days requiring large retail stores to stock healthier checkout items – Councilmember Gayle McLaughlin (510-620-6636).

Councilmember McLaughlin gave an overview. Ingrid De Santiago and Selena Din, HOPS Program Coordinators, presented a Powerpoint, which highlighted the following: Healthy Retail; Richmond Community Assessment; Survey of Richmond Voters; Store Checkout Assessment Highlights; Focus Group and Key Interview Findings; Retailer Interview Findings; Keeping Soda in the Soda Isle Survey; Healthy Retail Suggestions; Enforcement; and Impact of Healthy Retail. Discussion ensued. The following individuals gave comments: Don Gosney, Jacquelyne Vera, Zamarion Wilson, Joan Binalinbing, and Nefertiti KFJoanna Pulido, Luis Chacon, Yenny Garcia.

**Directed staff to draft an ordinance:**

**Motion by** Councilmember Gayle McLaughlin

**Seconded by** Councilmember Claudia Jimenez

Ayes (5): Mayor Tom Butt, Vice Mayor Demnlus Johnson III, Councilmembers Claudia Jimenez, Eduardo Martinez, and Gayle McLaughlin

Abstentions (1): Councilmember Nathaniel Bates

Absent (1): Councilmember Melvin Willis

#### **U.5 Report on Unhoused Interventions**

RECEIVE an update on the status of certain unhoused interventions and PROVIDE staff input on next steps –Community Development Department (Lina Velasco 510-620-6706).

Planning Director Lina Velasco presented a PowerPoint which highlighted the following: Homeless Task Force; City Committees; Homelessness Strategic Plan, Plan Drafting and Framework; Presentation of Initial Strategies and Framework; Assessment of Existing Systems and Services; Community & Stakeholder Engagement; Synthesis and Recommendations; Begin Preliminary Framework; Finalize and Approve Strategic Plan; Safe Parking Sites Pilot program; and Rydin/Castro Safe Parking Program. Discussion ensued. Christy Saxton, Contra Costa Health Services, Interim Director Health, Housing & Homeless Services, confirmed that no sex offenders would be placed at the Sure Stay Hotel. The following individuals gave comments via teleconference: Oscar Garcia, Jessi Taran, Jan Mignone, Leisa Johnson, Mister Phillips, Emily Ross, Washington Parents, Shiva Mishek, Terry Dunn, Lea Murray, Lupe, Maeve Bergman, Katherine Rubie, and Shawn Dunning. A motion was made by Councilmember McLaughlin, seconded by Councilmember Martinez to 1) authorize city staff to enforce parking regulations for any new RV's coming into Rydin Road who are not already in the program; 2) when tents are in parking spaces, authorize staff to work with CORE to help them respectfully transition to a new location; 3) authorize staff to offer storage to RV and vehicle households for their outdoor belongings; and 4) authorize staff to consider cash for cars. Councilmember Martinez made a friendly amendment to direct staff to collaborate with all stakeholders, organizations, and as-hoc committees, to develop a clear vetting process for all placements; that staff consider the ideas provided in an e-mail from the Clean Rydin Incentive Program. The friendly amendment was accepted. City staff would continue to work with the ad-hoc committee to determine what services would still be needed on Rydin Road and an update would be provided to the city council in February.

**Passed:**

**Motion by** Councilmember Gayle McLaughlin

**Seconded by** Councilmember Eduardo Martinez

Ayes (5): Vice Mayor Demnlus Johnson III, Councilmembers Nathaniel Bates, Claudia Jimenez, Eduardo Martinez, and Gayle McLaughlin

Noes (1): Mayor Tom Butt

Absent (1): Councilmember Melvin Willis

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

None.

**W. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:02 p.m., in memory of Lavora Duckett and Jay Francis, to meet again on February 1, 2022.

---

Clerk of the City of Richmond

---

Mayor