

City of Arts & Innovation

**CITY COUNCIL
SUCCESSOR AGENCY
MINUTES**

TUESDAY, JUNE 11, 2024, 1:00 P.M.
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

PRESENT: Mayor Lock Dawson and Councilmembers Falcone, Robillard, Conder, Mill, Perry, and Hemenway

ABSENT: Councilmember Cervantes

Mayor Lock Dawson called the meeting to order at 1:01 p.m.

PUBLIC COMMENT IN PERSON/TELEPHONE

Rich Gardner spoke regarding Disability Pride Month and Flag raising ceremony. Errol Koshewitz spoke regarding President Biden funding initiatives.

COMMUNICATIONS

CITY MANAGER UPDATE

Rafael Guzman introduced the new Sustainability Officer Fortuno Morales.

The City Council received a legislative update.

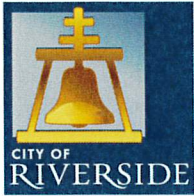
COUNCILMEMBERS DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest declared at this time.

DISCUSSION CALENDAR

PURCHASE, SALE, AND DEVELOPMENT AGREEMENT - MIXED-USE STUDENT HOUSING PROJECT - 3911 UNIVERSITY/3775 FAIRMOUNT

Following discussion, it was moved by Councilmember Falcone and seconded by Councilmember Mill to (1) approve the Purchase, Sale, and Development Agreement with Pelican Communities, LLC, for the sale of City-owned vacant land located at 3911 University Avenue and 3775 Fairmount Boulevard, identified as Assessor's Parcel Numbers 214-252-019 and 213-261-029, formerly known as the Downtown Terminal Property, for the development of a mixed-use student housing project; and (2) authorize the City Manager, or his designee, to execute the Agreement with Pelican Communities, LLC, including making minor and non-substantive changes and to sign all documents necessary to complete the transaction. The motion carried unanimously with Councilmember Cervantes absent.



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ESTABLISH DEPARTMENTS - MARKETING AND COMMUNICATIONS - HOUSING AND HUMAN SERVICES - ORDINANCE INTRODUCED

Following discussion, it was moved by Councilmember Perry and seconded by Councilmember Falcone to (1) accept and receive the establishment of the Department of Marketing & Communications; and (2) introduce an Ordinance to amend Riverside Municipal Code Section 2.08.020 to establish the Marketing & Communications Department and Housing & Human Services Department and the respective department heads as part of the administrative organizational structure of the City. The motion carried unanimously with Councilmember Cervantes absent.

Whereupon, an ordinance entitled "An Ordinance of the City of Riverside, California, Amending Section 2.08.020 of the Riverside Municipal Code Regarding the Administrative Offices and Departments of the City," was presented and introduced.

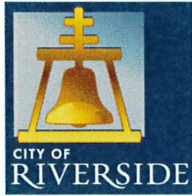
EMPLOYMENT AGREEMENT AMENDMENT - CITY ATTORNEY - RESOLUTION

Following discussion, it was moved by Councilmember Hemenway and seconded by Councilmember Perry to (1) approve the First Amendment to the Employment Agreement with City Attorney Phaedra A. Norton; and (2) adopt a Resolution amending the Master Fringe Benefit and Salary Plan to reflect the revisions to the City Attorney Employment Agreement. The motion carried with Councilmembers Falcone, Robillard, Perry and Hemenway voting aye, Councilmembers Conder and Mill voting no, and Councilmember Cervantes absent.

Whereupon, the title having been read and further reading waived, Resolution No. 24121 of the City Council of the City of Riverside, California, Amending Resolution No. 21052 and the Master Fringe Benefits and Salary Plan to Approve the Salary Adjustment to the City Attorney Salary Range and to Reflect Revisions to the City Attorney Employment Agreement, was presented and adopted.

CLOSED SESSIONS

The Mayor, City Council, and City Council as the Successor Agency to the Redevelopment Agency adjourned to closed sessions at 2:14 p.m. pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive from legal counsel concerning Lawrence Smith v. City of Riverside, WCAB Claim No.(s): 150160/ADJ9926934; 160195; (2) §54956.9(d)(1) to confer with and/or receive from legal counsel concerning

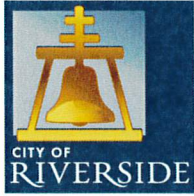


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Garen Roehl v. City of Riverside, WCAB Claim No.(s): 230076; (3) §54956.9(d)(1) to confer with and/or receive from legal counsel concerning Ronald Nunan v. City of Riverside, WCAB Claim No.(s): ADJ15593503, 220046, 200165, 140116, 130211, 050130, 030020, 00000205; (4) §54956.9(d)(1) to confer with and/or receive from legal counsel concerning Ricardo Cisneros v. City of Riverside, WCAB Claim No.(s): 220063; (5) §54956.9(d)(1) to confer with and/or receive from legal counsel concerning Victor Castillo v. City of Riverside, WCAB Claim No.(s): 200220/ADJ13947143 and 210122/ADJ13944842; (6) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside v. 3M Company, et al., U.S. District Court for the District of South Carolina, MDL No. 2873 Master Docket No. 2:18-mn-2873; (7) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Historic Mission Inn Corporation v. City of Riverside, a California municipal corporation, by and through its Successor Agency for the (former) Redevelopment Agency of the City of Riverside, et al., Riverside County Superior Court Case No. UDMV2301956; (8) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning People of the State of California, by and through the City of Riverside v. Pepe's Inc., Riverside County Superior Court Case No. CVRI2205025; (9) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Riverside All Of Us Or None, et al., v. City of Riverside, et al., U.S. District Court Case No. 5:23-cv-01536-SPG-SP; (10) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Riversiders Against Increased Taxes v. City of Riverside, et al., Riverside County Superior Court Case No. CVRI2104120; (11) §54957(a) for consultation with Chief of Police Larry Gonzalez, or his respective deputy, and Chief Information Officer George Khalil regarding threat to public services or facilities; (12) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation regarding one case; (13) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation regarding two cases; and (14) §54957.6 to review the City Council's position and instruct designated representatives regarding salaries, salary schedules, or compensation paid in the form of fringe benefits of all Executive Management employees except the City Manager, City Attorney, and City Clerk, all Management and Confidential employees as defined by PERS, Fire Management Unit, Riverside City Firefighters Association, Riverside Police Officers Association (Police and Police Supervisory Units), Service Employees International Union #721, International Brotherhood of Electrical Workers #47, and Riverside Police Administrators Association.



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The Mayor and City Council reconvened at 6:17 p.m. with Mayor Lock Dawson presiding and all Councilmembers present except Councilmember Cervantes.

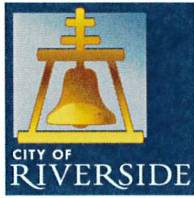
Councilmember Falcone gave the Invocation and led the pledge of allegiance.

PUBLIC COMMENT IN PERSON/TELEPHONE

Partick Maloney spoke regarding Sober Living Homes, Riverside Transmission Reliability Project (RTRP), Cook Off and Car show, Karaoke at Hideaway Cafe, Back to the Grind, Euryale and Packing House, and Live Nation agreement. Jon Gramble, Ana Carra, Darrell McInvale, Think Vu, Yolanda Pena, April Behzadian John White, and Thong Tran spoke regarding housing development on Harrison Street. Rick Pacheo, Sharon Mateja, Kathie Dillon, Tinka Friend, Andrew Silva, Gurmantra Khalsa, Brian Kerr, William Turner, Keith Nelson, two callers, Malissa McKeith, Scott Andrews, and Jason Hunter spoke regarding RTRP. April Glatzel spoke regarding RTRP and Sober Living Homes. Kevin Dawson spoke regarding RTRP and informing the public about projects. Sharon Mogi spoke regarding RTRP and fires at the Santa Ana Riverbottom.

MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Falcone reported on groundbreaking for Eden Housing Project, Summer Concerts in Fairmount Park, Historic Wood Streets meeting, and Downtown Area Neighborhood Alliance Meeting. Councilmember Robillard reported on site visit at Industrial Solutions Services, Ride along with Solid Waste team, Magnolia Center Initiative, and road repaving on Palm Avenue. Councilmember Conder reported on Memorial Day events at Evergreen and National Cemeteries, 80th Commemorative Day of D-Day and RTRP. Councilmember Mill reported on visit with Fire department Station 2, Ride along with Solid Waste Division, Riverside Unified School District Clean and Green Vocational School graduation, Community Connection at the Arlington Library and Hunt Park, Police Department Award and Promotion ceremony, Riverside Leadership Graduation, and Juneteenth event at Fairmount Park. Councilmember Perry reported on Employee Appreciation Breakfast and Mobile Home Rent Stabilization community meetings. Councilmember Hemenway congratulated all graduates and reported on Vista De LA Sierra Grand opening and Regatta at Fairmount Park.



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Mayor Lock Dawson reported on City Council meeting summer schedule, reopening of the paddle boats in Fairmount Lake at Fairmount Park and Employee Appreciation Breakfast.

WORKSHOPS

STATE-LICENSED RESIDENTIAL FACILITIES AND SOBER LIVING HOMES

Following discussion and without formal motion, the City Council received a presentation on state-licensed residential facilities and sober living homes in the City.

PROPOSED FISCAL YEAR 2024-25 CITYWIDE USER FEES AND CHARGES - CONTINUED FROM MAY 21, 2024

Following discussion and without formal motion, the City Council received and ordered filed the Fees and Charges Study findings report from MGT of America Consulting, LLC.

CONSENT CALENDAR

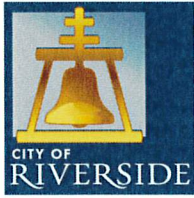
It was moved by Councilmember Hemenway and seconded by Councilmember Perry to approve the Consent Calendar as presented affirming the actions appropriate to each item. The motion carried unanimously with Mayor Lock Dawson voting aye on the Board and Commission appointments and resignations and Councilmember Cervantes absent.

BOARD AND COMMISSION APPOINTMENTS AND RESIGNATIONS

The Mayor and City Council (1) appointed Susan Fahrney to the Human Relations Commission Ward 1 seat for a term through March 1, 2025, Kittie Aleman to the Commission on Aging Ward 6 seat for a term through March 1, 2028, and Bryn Pellegrino to the Commission on Disabilities Ward 7 seat for a term through March 1, 2026; and (2) filed the resignations of August Olague from the Commission of the Deaf Youth Ex Officio seat and Daniel T. Jester from the Park and Recreation Commission Ward 1 seat effective immediately.

MINUTES

The minutes of the meeting of May 21, 2024, were approved as presented.



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FISCAL YEAR 2024-25 CITY SPONSORSHIP PROGRAM AND TABLE SPONSORSHIP UPDATE

The City Council approved the Economic Development Committee recommendation to (1) receive and order filed the City Sponsorship Program for the six-month period of July 1 - December 31, 2024; (2) approve City Sponsorship support in the form of monetary funding and/or in-kind contributions of \$143,324 for charitable and community events, which are produced by local non-profit organizations; (3) approve a \$25,000 sponsorship to the Riverside African American Historical Society, for renovations to the Martin Luther King, Jr. monument and surrounding area; (4) receive and order filed the Table Sponsorship report for July 1 – December 31, 2023; and (5) authorize the City Manager, or his designee, to make non-substantive changes to the recommendations.

2023 INTEGRATED RESOURCE PLAN ADOPTION

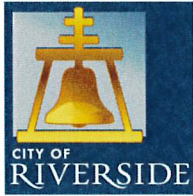
The City Council approved the Mobility and Infrastructure Committee recommendation to (1) approve and adopt the 2023 Integrated Resource Plan (IRP) for Riverside Public Utilities; and (2) direct staff to file the adopted 2023 Integrated Resource Plan (2023 IRP) and any applicable supporting material with the California Energy Commission within five business days after adoption of the 2023 IRP.

AGREEMENT - FISCAL YEARS 2024-25 AND 2025-26 - SERVICES AND SPONSORSHIPS TO CITY

The City Council (1) approved a Professional Consultant Services Agreement with the Greater Riverside Chambers of Commerce for services and sponsorships provided to the City of Riverside for Fiscal Years 2024/25 and 2025/26 in a total amount not-to-exceed \$98,775 annually and a term ending June 30, 2026, with one optional two-year extension; and (2) authorized the City Manager, or his designee, to execute the Professional Consultant Services Agreement including making minor and non-substantive changes as necessary including the ability to execute the one optional two-year extension.

SERVICES AGREEMENT - PURCHASE AND INSTALLATION OF OFFICE WORKSTATIONS, FIXTURES, AND EQUIPMENT

The City Council (1) approved a Services Agreement with NRS, Inc., Pomona, for the purchase and installation of office workstations, fixtures, and equipment for the second floor reconfiguration located in City Hall for an amount not-to-exceed \$130,513.86 and a term ending December 31, 2024, with one optional one-hundred-twenty-day extension; and (2) authorized the City Manager, or his designee, to execute the Services Agreement



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including making minor and non-substantive changes as necessary including the ability to execute the one optional one-hundred-twenty day extension.

AGREEMENT AMENDMENT - CONVEYANCE OF EASEMENT - CANYON CREST BOOSTER STATION - 5220 PEARBLOSSOM

The City Council (1) approved the First Amendment to Agreement for Conveyance of Easement with Aanenson Properties extending the use of the surface area of the easement for a one-time expense of \$20,000; and (2) authorized the City Manager, or his designee, to execute the First Amendment, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.

AGREEMENT - REQUEST FOR PROPOSAL 2343 - ASSESSMENT ENGINEER AND SPECIAL TAX CONSULTANT SERVICES

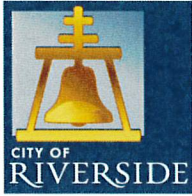
The City Council (1) approved the Professional Consultant Services Agreement in accordance with Request for Proposal 2343 Assessment Engineer and Special Tax Consultant Services with Webb Municipal Finance, LLC, Riverside, to include Assessment Engineer and Special Tax Consultant Services, for a five-year term in the amount of \$721,503 with the option to extend for two additional year terms; and (2) authorized the City Manager, or designee, to execute the Professional Consultant Services Agreement with Webb Municipal Finance, LLC, Riverside, including the ability to make minor and non-substantive changes.

FISCAL YEAR 2024-25 ELECTRIC AND WATER CENTRAL STORES ANNUAL PURCHASE ORDERS

The City Council (1) approved Electric and Water Central Stores Annual Purchase Orders for an estimated total of \$21,703,681.87 for Fiscal Year 2024/25; (2) approved a not-to-exceed 20 percent allowance for Producer Price Index increases for the Fiscal Year 2023-24; and (3) authorized the City Manager, or his designee, to award the purchase orders for such procurements for the items designated.

INSURANCE POLICIES RENEWAL

The City Council (1) approved the annual renewal of the City's various insurance policies negotiated through the City's Insurance Broker, Keenan & Associates, as outlined in the staff report, for a one-year term beginning July 1, 2024, and ending June 30, 2025, for an amount not-to-exceed \$8,888,857.46; (2) authorized a 15 percent contingency of \$1,333,328.62 for potential changes and coverage enhancements for a total amount



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not-to-exceed \$ 10,222,186.08; and (3) authorized the City Manager, or his designee, to execute all necessary documents submitted by Keenan & Associates to renew the City's various insurance policies, as outlined therein, for the total amount not-to-exceed \$10,222,186.08, including making minor and non-substantive changes to the insurance documents.

AGREEMENT AMENDMENT - EMPLOYEE BENEFITS CONSULTING AND UNDERWRITING SERVICES

The City Council approved the Fourth Amendment to the current Professional Consultant Services Agreement with HUB International Insurance Services Inc., to provide employee benefits consulting and underwriting services for an extended term of July 1, 2024, through June 30, 2025, upon mutual agreement of both parties for an extended contract term not-to-exceed one year in the amount of \$90,285, for a total contract amount of \$407,812.00.

CALIFORNIA STATE LIBRARY FOR LIBRARY emPOWERing ACCESS PROJECT - ARLANZA LIBRARY

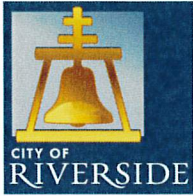
The City Council accepted 1 pillar Americans with Disabilities Act (ADA) accessible privacy booth for Arlanza library, 52 portable solar chargers, and 32 iFixit repair kits from the California State Library for the Library emPOWERing Access Project valued at \$30,019.65.

LEASE AGREEMENT AMENDMENT - ERIC M. SOLANDER CENTER - BRYANT PARK - 7950 PHILBIN

The City Council (1) approved the Third Amendment to the Lease Agreement with John Muir Charter School for the term of July 1, 2024 - June 30, 2025, at a monthly rate of \$1,337.64; and (2) authorized the City Manager, or designee, to execute necessary documents for the Third Amendment to the Lease Agreement with John Muir Charter School.

REJECT BID 8063 - PLAYGROUNDS INSTALLATION PROJECT

The City Council (1) rejected all bids for Bid 8063 for the Playground Installations Project; and (2) authorized staff to release a revised bid solicitation.



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AGREEMENT AMENDMENT - PARK TREE MAINTENANCE SERVICES

The City Council (1) approved the Sixth Amendment to the Agreement for Park Tree Maintenance Services with West Coast Arborists, Inc., increasing the agreement to \$577,240 with change order authority of 10 percent in the amount of \$57,724 for a total agreement amount of \$634,964, for the term of July 1, 2024, through June 30, 2025; and (2) authorized the City Manager, or designee, to execute the Agreement with West Coast Arborist, Inc., including making minor and non-substantive changes and to extend the term, for up to one additional one-year term, subject to the same terms and conditions and availability of funds.

DONATE K-9-EQUIPPED FORD EXPLORER TO UNIVERSITY OF CALIFORNIA, RIVERSIDE POLICE DEPARTMENT - DEVELOP K-9 DETECTION PROGRAM

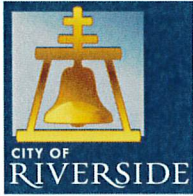
The City Council (1) declared a K-9 equipped Ford Explorer as surplus property to the needs of the Department; and (2) approved the donation of the K-9 equipped Ford Explorer to the University of California, Riverside Police Department for the development of their K-9 detection program.

RIVERSIDE'S 2024-2025 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT

The City Council received and adopted Riverside's 2024-2025 Annual Water Supply and Demand Assessment.

CALIFORNIA ENERGY COMMISSION'S DEMAND SIDE GRID SUPPORT PROGRAM

The City Council (1) approved participation in the California Energy Commission's Demand Side Grid Support Program; and (2) authorized the City Manager, or designee, to execute all documents and instruments necessary to participate and take all necessary actions required or advisable to implement, administer and carry out the City of Riverside's responsibilities under the program, including but not limited to a Data Sharing Agreement, as applicable, and Customer Acknowledgement and Authorization Letters, and including the ability to make minor and non-substantive changes, as well as to execute future extensions and amendments under substantially similar terms and conditions.



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AGREEMENT AMENDED - LOW-INCOME UTILITY BILL AND DEPOSIT ASSISTANCE FUNDS - SHARING HOUSEHOLDS ASSIST RIVERSIDE'S ENERGY PROGRAM

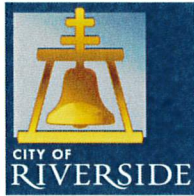
The City Council (1) approved the First Amended and Restated Agreement for Use of Low-Income Utility Bill and Deposit Assistance Funds with the County of Riverside, a political subdivision of the State of California, on behalf of Community Action Partnership of Riverside County for the Sharing Households Assist Riverside's Energy Program to include options to extend the program from July 1, 2024, through June 30, 2029, for an annual program amount of \$2,800,000; and (2) authorized the City Manager, or their designee, to execute the First Amendment to the Amended and Restated Agreement for Use of Low-Income Utility Bill Deposit Assistance Funds with the State of California, on behalf of Community Action Partnership of Riverside County, including making non-substantive changes.

SERVICE AGREEMENT - CLEVELAND, SPRING, AND VILLA SLURRY SEAL IMPROVEMENTS

The City Council (1) approved a Service Agreement with the County of Riverside for Cleveland Avenue, Spring Street, and Villa Street slurry seal improvements in the amount of \$42,010; and (2) authorized the City Manager, or designee, to execute the Service Agreement, including making minor and non-substantive changes.

BID 8017 - CITYWIDE TRUNK SEWER IMPROVEMENTS - MARKET STREET AND KANSAS AVENUE

The City Council (1) awarded a construction contract for Bid 8017 for the construction Citywide Trunk Sewer Improvements on Market Street and Kansas Avenue Sewer to Big Ben, Inc., Irvine, in the amount of \$1,677,210.50; (2) authorized a 10 percent change order authority in the amount of \$167,721.05 for Bid 8017 for the construction Citywide Trunk Sewer Improvements on Market Street and Kansas Avenue Sewer to Big Ben Inc. for a total contract amount not-to-exceed \$1,844,931.55; (3) authorized the City Manager, or designee, to execute the construction contract with Big Ben, Inc., including making minor and non-substantive changes, subject to the availability of budgeted funds; and (4) authorized the Chief Financial Officer, or designee, to record a supplemental appropriation in the amount of \$2,264,234 from available Sewer Working Capital to the Sewer Main Replacement - Market Street Project expenditure account.



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AGREEMENT AMENDMENT - SERVICES FOR CLOSED TEQUESQUITE LANDFILL GAS COLLECTION SYSTEM AND FLARE

The City Council (1) approved a Third Amendment to a Professional Consultant Services Agreement with ECOTEC Solutions, Inc., Colton, for monitoring, reporting, and associated operation services for the closed Tequesquite Landfill gas collection system and flare extending the term through June 30, 2025, in the amount of \$90,478.08 for a total contract amount of \$622,936.48; and (2) authorized the City Manager, or designee, to execute the Third Amendment to the Professional Consultant Services Agreement and any additional documents necessary for the Agreement, including amendments and extensions and making minor and non-substantive changes.

DISCUSSION CALENDAR

LEASE AGREEMENT - OPERATION AND MANAGEMENT - FOX PERFORMING ARTS CENTER AND RIVERSIDE MUNICIPAL AUDITORIUM - 3485/3801 MISSION INN

Following discussion, it was moved by Councilmember Falcone and seconded by Councilmember Robillard to (1) approve a Lease Agreement with Live Nation Worldwide, Inc., for the operation and management of the Fox Performing Arts Center and Riverside Municipal Auditorium for the initial term of eight years through June 30, 2032; (2) include the option for renewal, so long as an event of default has not occurred during the initial term, the term of this lease may be renewed by the City Council for one period of an additional eight years; and (3) authorize the City Manager, or his designee, to execute any necessary financial, or legal documents, including making minor and non-substantive changes to execute the agreement. The motion carried unanimously.

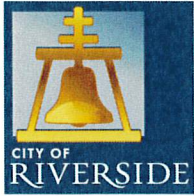
COMMUNICATIONS

CITY ATTORNEY REPORT ON CLOSED SESSIONS

City Attorney Norton announced there were no reportable actions taken during closed session.

ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

Councilmember Falcone referred reports on the (1) sale option of the Fox Theater; (2) sign code; and (3) sound ordinance to the Land Use Committee.



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The City Council adjourned at 10:17 p.m.

Respectfully submitted,

DONESIA GAUSE
City Clerk