



*City of Arts & Innovation*

## BOARD OF PUBLIC UTILITIES DRAFT MINUTES

MONDAY, JANUARY 25, 2021, 6:30 P.M.  
VIRTUAL MEETING

PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET, RIVERSIDE, CA 92522

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PRESENT: Chair David Crohn, Vice-Chair Elizabeth Sanchez-Monville, and Members David Austin, Jeanette Hernandez, Ana Miramontes, Gil Oceguera, Andrew Walcker, and Peter Wohlgemuth

ABSENT: Member Jo Lynne Russo-Pereyra

Chair Crohn called the meeting to order at 6:33 p.m.

Board Member Oceguera led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Board of Public Utilities.

### CONSENT CALENDAR

It was moved by Member Miramontes and seconded by Member Walcker to approve the Consent Calendar as presented below affirming the actions appropriate to each item with the (1) approval of various 2020 minutes; and (2) Second Amendment to Property Management Agreement with G&E Real Estate Management Services, Inc. removed from the Consent Calendar for separate discussion. The motion carried unanimously.

### MINUTES

The minutes of the meeting of January 11, 2021, were approved as presented.

### BOARD ATTENDANCE

The Board of Public Utilities excused the absence of Board Members (1) Jeanette Hernandez; (2) Andrew Walcker; and (3) David Austin from the December 22, 2020, meeting.

### RENTAL PAYMENT EXTENSION FOR FOUR VEHICLES WITH ALTEC INDUSTRIES, INC.

The Board of Public Utilities approved the rental payment extension with Altec Industries, Inc. of Birmingham, Alabama, for an estimated total expenditure of \$124,293.30 in Fiscal Year 2020/21.

### EXTEND LETTERS OF CREDIT SUPPORTING 2008A AND 2008C ELECTRIC REVENUE BONDS WITH BARCLAYS BANK PLC FOR ADDITIONAL THREE YEARS WITH PUBLIC FINANCIAL MANAGEMENT, INC., AND STRADLING YOCOA CARLSON & RAUTH - REIMBURSEMENT OF ASSOCIATED LEGAL COSTS

The Board of Public Utilities recommended that the City Council (1) adopt a resolution authorizing extension of the 2008A letter of credit under substantially similar terms for a period



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of three years with Barclays for the 2008A Electric Revenue Bonds and approving the supplement to the Official Statement for the 2008A Electric Bonds to reflect the extension of the term of the Letter of Credit; (2) adopt a resolution authorizing the extension of the 2008C letter of credit under substantially similar terms for a period of three years with Barclays for the 2008C Electric Revenue Bonds and approving the supplement to the Official Statement for the 2008C Electric Bonds to reflect the extension of the term of the Letter of Credit; (3) authorize the City Manager, or designee, to execute all documents related to these actions and to make non-substantive revisions to those documents as needed; and (4) approve and authorize expenditures for the use of Public Financial Management, Inc., as the City's Financial Advisor, Stradling Yocca Carlson & Rauth as the City's bond and disclosure counsel, and reimburse Barclays Bank, PLC for legal costs associated with the transactions.

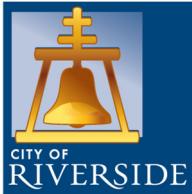
### DISCUSSION CALENDAR

#### MINUTES

Following discussion, it was moved by Member Wohlgemuth and seconded by Member Oceguera to (1) approve the minutes of the meetings of December 22, November 23, October 26, July 13, June 22, May 11, April 13, February 10, and January 27, 2020, as presented; and (2) amend the minutes of September 28, 2020, to confirm a no vote by Board Member Wohlgemuth for the item awarding Bid No. RPU-7782 to Pyramid Building and Engineering, Inc. for construction of the Gage 29-3R Groundwater Well Replacement Project (Phase II). The motion carried unanimously.

#### SECOND AMENDMENT TO PROPERTY MANAGEMENT AGREEMENT WITH G&E REAL ESTATE MANAGEMENT SERVICES, INC. - MISSION SQUARE - 3750 UNIVERSITY AVENUE

Following discussion, it was moved by Member Oceguera and seconded by Vice-Chair Sanchez-Monville recommending that the City Council (1) approve the Second Amendment to the Property Management Agreement with G&E Real Estate Management Services, Inc., doing business as Newmark Knight Frank to exercise a five-year option to renew the Property Management Services Agreement for the Mission Square Office Building located at 3750 University Avenue for approximately \$433,000 over the five-year term; and (2) authorize the City Manager, or his designee, to execute the Second Amendment to the Property Management Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction. The motion carried unanimously.



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### CAPITAL EXPENDITURE FOR WORK ORDER NO. 2026278 - COOPERATIVE AGREEMENT WITH CITY OF CORONA - REIMBURSEMENT OF \$2,090,000 TO CITY OF RIVERSIDE - UTILITY RELOCATION IMPROVEMENTS FOR MCKINLEY STREET GRADE SEPARATION PROJECT

Following discussion, it was moved by Member Oceguera and seconded by Vice-Chair Sanchez-Monville recommending that the City Council (1) approve the Cooperative Agreement for Utility Relocation Improvements between City of Corona and City of Riverside for reimbursement to City of Riverside in the amount of \$2,090,000 for McKinley Street Grade Separation Project design, construction, and construction inspection related to utility conflict mitigation within the project area of City of Corona's McKinley Street Grade Separation project; (2) authorize the City Manager, or his designee, to execute the Cooperative Agreement and any amendments including those to increase the reimbursable amount of the agreement; (3) authorize an increase in estimated revenue in the amount of \$2,090,000 to the Water Fund (520 Undesignated Reserve Fund) and appropriate expenditures in the same amount to a capital project account as established by the Finance Department to fund the project; and (4) approve the capital expenditure of \$2,090,000 for Work Order No. 2026278 for the City of Riverside's design, construction and construction inspection costs for City of Corona's McKinley Street Grade Separation Project. The motion carried unanimously.

### PURCHASE ORDERS FOR TREE POWER PROGRAM FREE SHADE TREE COUPON CAMPAIGN

Following discussion, it was moved by Member Oceguera and seconded by Vice-Chair Sanchez-Monville recommending that the City Council authorize the City Manager, or his designee, to issue purchase orders with Parkview Nursery, 4377 Chicago Avenue; Parkview Nursery, 3841 Jackson Street; and Louie's Nursery, 18550 Van Buren Boulevard and make changes to the purchase order amounts based on the variable product demand of each nursery for the Tree Power Program's Free Shade Tree Coupon Campaign in a collective amount of \$495,250. The motion carried unanimously.

### PURCHASE REPLACEMENT ETHERNET SWITCHES FROM GE PACKAGED POWER, LLC

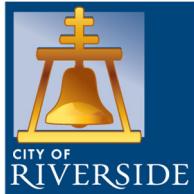
Following discussion, it was moved by Member Miramontes and seconded by Member Austin to approve the expenditure with GE Packaged Power, LLC of Houston, Texas for ethernet switches in the amount of \$270,151. The motion carried unanimously.

### BOARD MEMBER/STAFF COMMUNICATIONS

There were no reports given at this time.

### ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION

There were no future items requested at this time.



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Assistant City Attorney Susan Wilson provided an overview regarding the rules and limitations of the Brown Act and stated the Standing Rules provide for Board members to represent the official policies or positions of the Board of Public Utilities only when designated as delegates for this purpose and clarified that a designation of any kind would not be possible at this time as it was not included in the agenda for discussion.

### GENERAL MANAGER'S REPORT

#### IMPACT OF COVID-19 PANDEMIC AND EMERGENCY ORDERS UPDATE

Following discussion and without formal motion, the Board of Public Utilities received and ordered filed the (1) update on the impact of the COVID-19 Pandemic and Emergency Orders; (2) summary report for January 2021 for open work orders over \$200,000 and closed work orders; (3) Electric/Water Consultant Contract Panel update for January 2021; (4) list of contracts executed not requiring Board approval - November 2020; (5) upcoming Board and City Council meetings; and (6) Electric and Water utility acronyms.

The Board of Public Utilities adjourned at 8:04 p.m.

Respectfully submitted,

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LORENA VERDUSCO  
Deputy City Clerk