



## CITY COUNCIL MINUTES

TUESDAY, MARCH 25, 2025, 1:00 P.M.  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

*City of Arts & Innovation*

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

ABSENT: None

Mayor Lock Dawson called the meeting to order at 1:00 p.m.

### PUBLIC COMMENTS IN PERSON/TELEPHONE

Aurora Chavez spoke regarding senior programs. Ruben Soto spoke regarding Constitutional and Women Rights and religion. Hector Ruiz Romo spoke regarding animal shelters and euthanasian crisis.

### CLOSED SESSIONS

The Mayor and City Council adjourned to closed sessions at 1:10 p.m. pursuant to Government Code (1) § 54956.9(d)(1) to confer with and/or receive from legal counsel concerning James Brandt v. City of Riverside, WCAB Claim No.(s): 110137-LTM, 220306/ADJ16017434, 230126; (2) § 54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Mission Grove Neighborhood Alliance v. City of Riverside, Riverside Superior Court Case No. CVRI2500122; (3) § 54957 for appointment/employment of Inspector General by City Council; (4) § 54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation regarding one case; (5) § 54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation regarding one case; (6) § 54957(a), for consultation with Larry Gonzalez, Riverside Chief of Police, or his respective deputy, and George Khalil, Chief Information Officer regarding threat to public services or facilities; and (7) § 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.

The Mayor and City Council returned to open session at 2:11 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.



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### DISCUSSION CALENDAR

#### CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CalPERS) - RETIREMENT COST-SHARING AMENDMENT - ORDINANCE ADOPTED

The City Council received a report on the adoption of an Ordinance authorizing an Amendment to the Contract between the City of Riverside and the Board of Administration of the California Public Employees' Retirement System. No one spoke on the matter.

Following discussion, it was moved by Councilmember Mill and seconded by Councilmember Falcone to waive reading and adopt an Ordinance to amend the contract between CalPERS and the City of Riverside to implement an additional retirement cost-sharing provision of one-half percent (.5%) of pensionable income for all Classic, CalPERS Level 1 & 2 Police Safety members hired before June 13, 2012, in the Unrepresented Police Management Group. The motion carried unanimously.

Whereupon the title having been read and further reading waived, Ordinance No. 7707 of the City of Riverside, California, Authorizing an Amendment to the Contract Between the City of Riverside and the Board of Administration of the California Public Employees' Retirement System, was presented and adopted.

#### BID 8144 - MUSEUM OF RIVERSIDE REHABILITATION AND EXPANSION - 3580 MISSION INN

The City Council received a report on Bid 8144 for Museum of Riverside rehabilitation and expansion to BNBUILDERS, Irvine, California. No one spoke on the matter.

Following discussion, it was moved by Councilmember Mill and seconded by Councilmember Falcone to continue the award of Bid 8144 for Museum of Riverside rehabilitation and expansion to BNBuilders, Irvine, to the City Council meeting on April 8, 2025. The motion carried unanimously.

Following discussion, it was moved by Councilmember Perry and seconded by Councilmember Cervantes to proceed with the (1) Mayor/Councilmembers communication; (2) Communications, and (3) Councilmembers declaration of Conflicts of Interest items prior to the 3 p.m. time on the agenda. The motion carried unanimously.



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#### MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Falcone announced Ward 1 office hours at City Hall. Councilmember Cervantes reported on Bordwell Park Advisory meeting, Sycamore Canyon meeting, grand opening of the Farmhouse Collective, and Cesar Chavez holiday events throughout the City. Councilmember Robillard reported on Ohmio grand opening, a compass rose installed at the Municipal Airport, Magnolia Center Business Council, Sweet Moments at Mid-Town popup, and the Aerospace Expo. Councilmember Conder reported on Annual Chief's luncheon, 125th Inaugural Chamber of Commerce event, Major Howard Celebration of Life event, and March Air Force Base Annual Air show. Councilmember Mill reported on Community Connection meeting at Villegas Park, Latino Network meeting, Anti Racist Riverside Summit, Arlington Park Pickleball groundbreaking, Casa Blanca Community cleanup, and Community Connection at Hunt Park. Councilmember Hemenway reported on Riverside Reads at La Sierra Community Center, Third Annual Prom Dress and Suit giveaway at La Sierra Community Center, and tree planting in Ward 7. Mayor Lock Dawson inquired about prom dress donations, and reported on Riverside Reads event and Women of Distinction Luncheon hosted by Supervisor Jose Medina.

#### COMMUNICATIONS

##### CITY MANAGER UPDATE

The City Council received updates on (1) Severity Zone Maps; (2) Riverside 2050 General Plan; and (3) Emerging Leaders Academy.

##### COUNCILMEMBERS DECLARATION OF CONFLICTS OF INTEREST

Councilmember Mill recused himself from the agenda item regarding the Eminent Domain for the Third Street Grade Separation Project citing financial conflict of interest. Councilmember Hemenway recused from the agenda item regarding the Storefront Retail Commercial Cannabis Business Permit Procedure Guidelines.

#### PUBLIC HEARING

##### TAX EQUITY AND FISCAL RESPONSIBILITY ACT - CAL BAPTIST UNIVERSITY (CBU) SOFTBALL AND BASEBALL CLUBHOUSE - 8432 MAGNOLIA - RESOLUTION

Public Hearing was called under the Tax and Equity Fiscal Responsibility Act in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority, a Joint Exercise of Powers Authority and Public Entity of the State of California, in an amount not-to-exceed \$100,000,000, to finance and refinance the 2014A CBU



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Bonds, 2013 Lancer Plaza Bonds, and the construction, equipping and furnishing of CBU's Softball and Baseball Clubhouse. No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Councilmember Mill and seconded by Councilmember Conder to (1) adopt a resolution to authorize the issuance of revenue or refunding bonds in an amount not-to-exceed \$100,000,000 by the California Municipal Finance Authority on behalf of California Baptist University, (the "Borrower"), a California nonprofit corporation; and (2) authorize the City Manager, or his designee, to execute all the required documents, including making minor and non-substantive changes. The motion carried unanimously.

Whereupon, the title having been read and further reading waived, Resolution No. 24235 of the City Council of the City of Riverside, California, Approving the Issuance of Tax-Exempt and/or Taxable Revenue Bonds pursuant to a plan of Finance in a Maximum Aggregate Principal Amount not to exceed \$100,000,000 by the California Municipal Finance Authority for the Purpose of Financing, Refinancing and/or Reimbursing one or more projects of California Baptist University, and Certain Other Matters Relating Thereto, was presented and adopted.

### TAX EQUITY AND FISCAL RESPONSIBILITY ACT - RESIDENTIAL RENTAL PROJECT - MULBERRY GARDENS - RESOLUTION

Public Hearing was called under the Tax and Equity Fiscal Responsibility Act in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority, a Joint Exercise of Powers Authority and Public Entity of the State of California, in an amount not-to-exceed \$65,000,000, to finance and refinance the acquisition, construction, development and equipping of a 150-unit qualified residential project (the "Project"), which is located at 2560 Mulberry Street within the City of Riverside, California, and authorize the City Manager or his designee to execute all required documents. No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Councilmember Falcone and seconded by Councilmember Cervantes to (1) adopt a resolution to authorize the issuance of revenue or refunding bonds in an amount not-to-exceed \$65,000,000 by the California Municipal Finance Authority on behalf of Mulberry Gardens Family, L.P., (the "Borrower"); and (2) authorize the City Manager, or his designee, to execute all the required documents, including making minor and non-substantive changes. The motion carried unanimously.



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Whereupon, the title having been read and further reading waived, Resolution No. 24236 of the City Council of the City of Riverside, California, approving a Plan of Finance of the California Municipal Finance Authority to Issue and Reissue Revenue Bonds for a Qualified Residential Rental Project for the Benefit of Mulberry Gardens Family, L.P., and Certain Other Matters Relating Thereto, was presented and adopted.

Councilmember Mill recused himself from the following item and left the dais.

### EMINENT DOMAIN - THIRD STREET GRADE SEPARATION PROJECT - RESOLUTIONS

Public Hearing was called to consider conducting a hearing to adopt resolutions of the City of Riverside finding and determining the public interest and necessity for acquiring and authorizing the condemnation of certain real property interests within the City of Riverside and authorizing the City Attorney to file complaints in eminent domain, and the taking of all other actions required under the City's eminent domain authority - Third Street Grade Separation Project, Federal Project No. STPL-5058 (081) and provide all parties that have an interest in the affected properties, or their representatives, an opportunity to be heard on the issues related to the Resolutions of Necessity. Three people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Councilmember Cervantes and seconded by Councilmember Falcone to (1) make the following findings described in the staff report: (a) the public interest and necessity require the proposed public project described in the staff report; (b) the proposed public project is planned and located in a manner to be most compatible with the greatest public good and the least private injury; (c) the real property interests being sought to be acquired as described in the Resolutions are necessary for the proposed public project; and (d) that the offers required by Government Code 7267.2 have been made to the owners of record; (2) adopt the Resolutions, in the forms presented at this meeting, declaring that the City Council's formal decision has been made relative to each of the foregoing findings to acquire the subject real property interests through eminent domain proceedings; (3) authorize the City Attorney to prepare and file the complaints in eminent domain and take all other actions necessary to acquire the subject real property interests; and (4) except on matters involving policy determinations to be made by the City Council, authorize the City Manager, or his designee, to prepare and execute the appropriate documents and take all other actions as required under the City's eminent domain authority. The motion carried with Councilmembers Falcone, Cervantes, Robillard, Perry, and Hemenway voting aye, Councilmember Conder voting no, and Councilmember Mill recusing.





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Whereupon, the title having been read and further reading waived, Resolution No. 24237 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: LR Miller, APNs: 210-190-013, 023, 2665 and 2675 Third Street; Resolution No. 24238 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: Condor/Sun Trust, APN: 211-021-024, Vacant Land, APN: 211-021-001, 3069 Fourth Street; Resolution No. 24239 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Iron Lofts, APN: 211-022-026, Vacant Land; Resolution No. 24240 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: Blue Banner, APNs: 210-190-014, 016, 020, 025 & 027, 2509 Third Street; Resolution No. 24241 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: County of Riverside, APNs: 211-021-003 thru 005, 022, 027, 2530, 2544, 2570 & 2580 Third Street & 3315 Park Avenue; Resolution No. 24242 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: CLPH BF (Cube Smart), APN: 213-060-026, Vacant Land; Resolution No. 24243 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: Realty Income, (a) Smart & Final, APN: 213-142-015, 3310 Vine Street, and (b) Office Max, APN: 213-142-028, 3350 Vine



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Street; and Resolution No. 24244 of the City Council of the City of Riverside, California, Establishing the Public Use and Necessity for which Certain Legally Described Real Property is to be Acquired by Eminent Domain, Stating the Statutory Authority for Such Acquisition, and Authorizing Proceedings in Eminent Domain for the Purpose of the Third Street Grade Separation Project, Owner: Gilmore Trust, APN: 211-022-003, 3496 Commerce Street (vacant land), were presented and adopted.

The Mayor and City Council recessed at 3:50 p.m. and reconvened at 6:15 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.

Councilmember Hemenway gave the invocation and led the Pledge of Allegiance.

### PUBLIC COMMENTS IN PERSON/TELEPHONE

Patrick Maloney spoke regarding the passing of Gino Mateo, parking enforcement downtown, and cannabis. Jason Hunter spoke regarding Fire Severity Zone, and Riverside Transmission Reliability Project (RTRP). Elizabeth Atkinson spoke regarding Laundry of Love Riverside Community Support Grant Program.

### PRESENTATIONS

#### NATIONAL CRIME VICTIMS' RIGHTS WEEK

Mayor Lock Dawson presented a Proclamation to Riverside County Director of Victims' Services Melissa Donaldson recognizing National Crime Victims' Rights Week, April 6-10, 2025.

#### ZERO WASTE DAY

Mayor Lock Dawson presented a Proclamation to City of Riverside Public Works Solid Waste Division, Keep Riverside Clean and Beautiful, and Repeat Reuse recognizing March 30, 2025, as Zero Waste Day.

#### CESAR CHAVEZ DAY

Mayor Lock Dawson presented a Proclamation to Arturo Alcaraz of the Latino Network recognizing March 31, 2025, as Cesar Chavez Day.

#### RIVERSIDE PROSPERS SUCCESS REPORT

Councilmember Falcone gave a report on Dapper Dine and Lounge.



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#### 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 with Mayor Lock Dawson voting aye on the Board and Commissions appointments and resignation.

#### LEGAL SERVICES AGREEMENT - SPECIALIZED LEGAL SERVICES FOR WATER RIGHTS ISSUES

The City Council added Wanger Jones & Helsley PC to the panel of approved attorneys for the City, approved a three-year legal services agreement with the law firm of Wanger Jones & Helsley PC and authorized the City Attorney or designee to execute the legal services agreement.

#### RECORDS RETENTION SCHEDULE - CITYWIDE STANDARDS – AUTHORIZE DESTRUCTION OF CERTAIN CITY RECORDS AND REPEAL RESOLUTION NO. 23548 - RESOLUTION

The City Council adopted a Resolution adopting the Records Retention Schedule: Citywide Standards for all City departments, authorizing the destruction of certain City records, and repealing Resolution No. 23548; whereupon, the title having been read and further reading waived, Resolution No. 24245 of the City Council of the City of Riverside, California, Adopting the Records Retention Schedule: City-Wide Standards for all City Departments and Authorizing the Destruction of Certain City Records and Repealing Resolution No. 23548, was presented and adopted.

#### BOARD AND COMMISSION APPOINTMENTS AND RESIGNATION

The Mayor and City Council (1) appointed Steven Herrera to the Cultural Heritage Board Ward 2 seat for a term through March 1, 2028; (2) appointed Judy Teunissen to the Planning Commission Ward 4 seat for a term through March 1, 2029; and (3) filed the resignation of Jamal Myrick from the Human Relations Commission Citywide seat effective immediately.

#### MINUTES

The minutes of the meetings on February 25, March 4, and 11, 2025

#### 2023-24 ANNUAL AUDIT REPORT FROM EXTERNAL INDEPENDENT AUDITOR

The City Council approved the City Council Finance Committee recommendation to receive and ordered filed the annual audit reports from external independent auditor CliftonLarsonAllen LLP, on City of Riverside financial results for 2023-2024, as required by Riverside City Charter.





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#### 2025 COMMUNITY SUPPORT GRANT PROGRAM

The City Council approved the Human Relations Commission recommendation to approve the award of two one-thousand-dollar grants to Adrian Dell and Carmen Roberts Foundation and Laundry of Love Riverside as part of the Community Support Grant program.

#### LOCAL HAZARD MITIGATION PLAN 2023 ANNEX - FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000 - RESOLUTION

The City Council adopted a Resolution authorizing the acceptance of the City of Riverside Local Hazard Mitigation Plan Annex from the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan; whereupon, the title having been read and further reading waived, Resolution No. 24246 of the City Council of the City of Riverside, California, Adopting the City of Riverside Local Hazard Mitigation Plan 2023 Annex from the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as Required by the Federal Disaster Mitigation and Cost Reduction Act of 2000, was presented and adopted.

#### EMERGENCY OPERATIONS PLAN 2025 - REPEALING RESOLUTION NO. 22151 - EMERGENCY SUPPORT FUNCTION - RESOLUTION

The City Council (1) adopted a resolution approving the City of Riverside's Emergency Operations Plan, Basic Plan; (2) authorized the City Manager as the Director of Emergency Services of the City of Riverside or his/her designee to amend the Emergency Operations Plan to make those changes which may become necessary in the future to keep the plan current, functional, and in accordance with State and Federal guidelines; (3) authorized the City Manager as the Director of Emergency Services to approve new and updated Emergency Support Function (ESF) Annexes, Hazard Annexes to the Emergency Operations Plan, and subsidiary plans as needed to keep plans current, functional, and in accordance with State and Federal Guidelines; whereupon, the title having been read and further reading waived, Resolution No. 24247 of the City Council of the City of Riverside, California, Approving the City of Riverside Emergency Operations Plan 2025; and Repealing Resolution No. 22151, was presented and adopted.



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### PERMANENT LOCAL HOUSING ALLOCATION PROGRAM SUBRECIPIENT AGREEMENTS - FOR AT-RISK INDIVIDUALS EXPERIENCING HOMELESSNESS CASE MANAGEMENT SERVICES - AFFORDABLE HOUSING UNITS DEVELOPMENT - 11049 BOGART - RESOLUTION - SUPPLEMENTAL APPROPRIATION

The City Council (1) approved of a Permanent Local Housing Allocation Program Subrecipient Agreement with Kingdom Causes, Inc., dba City Net for \$1,384,133.83 for case management services for those at risk or experiencing homelessness; (2) approved of a Permanent Local Housing Allocation Program Loan Agreement with Sunrise at Bogart, L.P. for \$380,562 of Permanent Local Housing Allocation Program funds for the development of 22 affordable housing units and a manager's unit located at 11049 Bogart Street in Ward 7; (3) approved of a Second Amendment to Permanent Local Housing Allocation Program Loan Agreement with The Aspire, L.P. for \$501,887.75 of Permanent Local Housing Allocation Program funds for the development of 32 affordable housing units and a manager's unit located at 3861 Third Street in Ward 1; and (4) adopted a Resolution authorizing the City Manager, or designee, to submit a Senate Bill 2 Permanent Local Housing Allocation Program application for \$2,456,50 to the California Department of Housing and Community Development, and authorizing the City Manager, or designee, to accept and receive such funds and to execute any documents necessary to secure such award and administer the grant; whereupon, the title having been read and further reading waived, Resolution No. 24248 of the City Council of the City of Riverside, California, Authorizing the Application for, and Receipt, of Permanent Local Housing Allocation Funds under the SB 2 Permanent Entitlement Jurisdiction Component from the Building Homes and Jobs Trust Fund, was presented and adopted.

### SUBRECIPIENT AGREEMENT - HOMELESS HOUSING, ASSISTANCE AND PREVENTION PROGRAM ROUND 3 - MOTEL ROOMS CONVERSION INTO STUDIO UNITS - 1590 UNIVERSITY

The City Council (1) approved a Subrecipient Agreement for the Homeless Housing, Assistance and Prevention Program Round 3 with Riverside Housing Development Corporation to provide \$250,000 in grant funds to cover the predevelopment costs for the acquisition and conversion of 114 motel rooms into studio units; and (2) authorized the City Manager, or designee, to execute the Subrecipient Agreement with Riverside Housing Development Corporation, including making minor and non-substantive changes.



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### JOINT APPLICATION - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT - HOMEKEY+ PROGRAM FUNDS - SUNRISE AT BOGART LIMITED PARTNERSHIP AFFORDABLE HOUSING PROJECT - RESOLUTION

The City Council (1) adopted a Resolution authorizing the City Manager, or designee, to submit a joint application between the City of Riverside and Sunrise at Bogart L.P. to the State of California Department of Housing and Community Development for \$4,400,000 of Homekey+ Program funds for the development of the Sunrise at Bogart Affordable Housing project; (2) authorized the City Manager, or designee, to sign any documents that may be required to apply for and receive Homekey+ funds, including making minor or non-substantive changes; and (3) authorized the Chief Financial Officer, or designee, to record an increase in revenue in the amount of \$4,400,000, or the amount of the grant award, and appropriate expenditures in the same amount in the Grants and Restricted Programs Fund, Homekey+ project revenue and expenditure accounts; whereupon, the title having been read and further reading waived, Resolution No. 24249 of the City Council of the City of Riverside, California, Authorizing the Submission of a Joint Application to the Department of Housing and Community Development for Homekey Plus Funding for the Sunrise at Bogart Limited Partnership Affordable Housing Project and Authorizing the Execution of all Required Documents by the City Manager or his Designee and Related Participation, was presented and adopted.

### PURCHASE - 16-PASSENGER PARATRANSIT VEHICLES

The City Council (1) approved the purchase of twelve 16-passenger paratransit vehicles for the Special Transportation Division in the amount of \$2,485,114.41 with A-Z Bus Sales, Inc., in accordance with Purchasing Resolution No. 24101, Section 602 (f); and (2) authorized the City Manager, or designee, to execute the purchase orders and all change orders with A-Z Bus Sales, Inc., including making minor and non-substantive changes.

### BID AWARD 8110 - - NICHOLS PARK PLAYGROUND, SHADE STRUCTURE, AND RESILIENT SURFACING INSTALLATION PROJECT - SUPPLEMENTAL APPROPRIATION - INTERFUND TRANSFER

The City Council(1) rescinded award of Bid 8110 with Zeco, Inc., Santa Ana, in the amount of \$234,850; (2) authorized the Chief Financial Officer, or designee, to record a supplemental appropriation and interfund transfer in the amount of \$10,772.28 from the General Fund to the Capital Outlay Fund, and appropriate the same amount in the Capital Outlay Fund for the Citywide Park Improvements Project – Nichols Park Playground Project revenue and expenditure accounts; (3) awarded Bid 8110 to Pacific



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Tide Construction, Northridge, in the amount of \$222,867.20 for the Nichols Park Playground, Shade Structure, and Resilient Surfacing Installation Project; (4) authorized 10 percent change order authority in an amount up to \$22,286.72 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount not-to-exceed \$245,153.92; and (5) authorized the City Manager, or designee, to execute a Construction Agreement with Pacific Tide Construction of Northridge, a including making minor and non-substantive changes.

### PURCHASE - DRONES AND ADVANCED TRAINING COURSE - SMALL UNMANNED AIRCRAFT SYSTEMS PILOTS - ILLEGAL FIREWORKS ENFORCEMENT

The City Council authorized the Chief Financial Officer, or designee, to record a supplemental appropriation from Measure Z available fund balance in the amount of \$86,106.93 to the Measure Z, Police Field Operations, Special Department Supplies account for the purchase of drones and an advanced training course for small, unmanned aircraft systems pilots to enhance illegal fireworks enforcement.

### RIVERSIDE MUNICIPAL CODE AMENDMENTS - UNIFORM APPEAL PROCEDURE FOR BUSINESSES AND PERMITS – ORDINANCE ADOPTED

The City Council adopted an ordinance to amend Chapters 1.17, 5.28, 5.40, 5.52, 5.80, 5.90, 5.95, 6.24, 9.40, 9.42, and 9.60 of the Riverside Municipal Code to include a uniform appeal procedure for various types of businesses and their permits, including the extraordinary police response bill procedure; whereupon, the title having been read and further reading waived, Ordinance No. 7708 of the City of Riverside, California, Amending Chapters 1.17, 5.28, 5.40, 5.52, 5.80, 5.90, 5.95, 6.24, 9.40, 9.42, and 9.60 of the Riverside Municipal Code to Include a More Uniform Appeal Procedure for Various Types of Businesses and their Permits, as Well as the Extraordinary Police Response Bill Process Pursuant to Chapter 9.60. with Amendments Thereto, was presented and adopted.

### RESIDENTIAL HEAT PUMP REBATE PROGRAM INCREASE

The City Council approved (1) increasing the heat pump program annual budget from \$375,000 to \$2,000,000; and (2) maintaining the current rebate amount of \$750 per ton for future years.



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#### AGREEMENT AMENDMENT - POWER PLANT CONTROL SYSTEM ENGINEERING AND CONSULTING SERVICES - RIVERSIDE ENERGY RESOURCE CENTER AND SPRINGS POWER PLANT

The City Council (1) approved the fourth amendment to the Professional Consultant Services Agreement with Wunderlich-Malec Engineering, Inc., Gilbert, Arizona, for power plant control system engineering and consulting services at the Riverside Energy Resource Center and Springs Power Plant for a three-year term ending June 30, 2028, in the amount of \$180,000, for a total agreement amount of \$630,000; and (2) authorized the City Manager, or designee, to execute the fourth amendment to the Professional Consultant Services Agreement with Wunderlich-Malec Engineering, Inc., including the ability to make non-substantive changes.

#### MOBILE BARRIERS, TRAILERS, BEAM GATE SYSTEM, RELATED EQUIPMENT, AND CERTIFIED DEPLOYMENT TRAINING - SPECIAL EVENT TRAFFIC SAFETY MEASURES

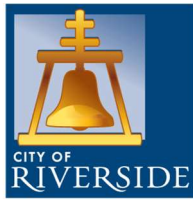
The City Council approved a purchase with Meridian Rapid Defense Group for mobile barriers, trailers and related equipment in the amount of \$750,000, for special event traffic safety measures.

#### DISCUSSION CALENDAR

#### WAIVE ATTORNEY-CLIENT PRIVILEGE REGARDING THE SECOND LEGAL OPINION - REAFFIRM POLICY EXCEPTING CERTAIN TYPES OF PROJECTS FROM SECTION 1109 OF CITY CHARTER

The City Council received a report to consider waiving the attorney-client privilege for discussion of second legal opinion from outside counsel regarding the adoption of a resolution reaffirming the policy excepting certain types of projects from Section 1109 of the Riverside City Charter as authorized by Resolution No. 24224. One person spoke on the matter.

Following discussion, it was moved by Councilmember Mill and seconded by Councilmember Falcone to waive attorney-client privilege regarding the second legal opinion provided by outside counsel firm Redwood Public Law LLP, regarding the adoption of a resolution reaffirming the policy excepting certain types of projects from Section 1109 of the Riverside City Charter as authorized by Resolution No. 24224. The motion carried unanimously.



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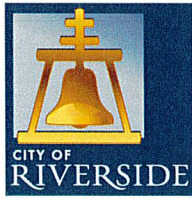
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### STOREFRONT RETAIL COMMERCIAL CANNABIS BUSINESS PERMIT PROCEDURE GUIDELINES AND APPLICATION REVIEW

The City Council received a report to consider amending the Riverside Municipal Code Chapter 5.77 and Storefront Retail Commercial Cannabis Business Permit Procedure Guidelines. Twenty-five people spoke on the matter.

Following discussion, it was moved by Councilmember Cervantes and seconded by Councilmember Falcone to (1) direct staff to draft an Ordinance to Amend 5.77 to include: (a) amend Section 5.77.100.C to reduce the maximum number of Permits from 14 to seven, with one Permit maximum per ward, (b) amend Section 5.77.270.A a requirement to operate with the full ownership team/structure as submitted for a minimum of one year before any sale or ownership transfer is considered (c) amend Section 5.77.270.A.3 adding language to require the new owner to score equal to or higher than the current permittee/owner, (d) add Section 5.77.320.A.4 to maintain a minimum distance of 1,000 feet between Storefront Retail Commercial Cannabis Business (CCB) Permits, (e) add Section 5.77.320.A.5 to require compatibility with all Alcoholic Beverage Control (ABC) rules and regulations to ensure the location and design does not render the previously approved ABC business noncompliant, (f) amend Section 5.77.320.B.3.d to add A public and private park (600 feet), (g) add Section 5.77.320.B.4.c a renewal for an established cannabis business is not required to meet the minimum separation distances to sensitive uses after the CCB Permittee was established, (h) amend Section 5.77.340.D to require a permitted cannabis business to provide a current ownership register to the City Manager for review on April 15 and December 15 of each year; (2) direct staff to draft a Resolution to amend the Storefront Retail Commercial Cannabis Business Permit Procedure Guidelines and Application Review Criteria to include: (a) amend Step 2.2 to clarify the failure to meet Zoning Verification Requirements require a full resubmittal as described in Step 2.1.ii.a, (b) amend Step 2.3 to clarify If an applicant fails to meet the submittal deadline for any of the processes detailed in Step 2.3, the applicant shall be deemed to have forfeited the Storefront Retail CCB application and any right to a Storefront Retail CCB permit; (3) hold on any action for transfer of sales; (4) prohibit the transfer of permits for the first year; (5) final authority to approve or deny permit transfer process be brought to the City Council; (6) amend the zoning code to prohibit CCB storefronts in Downtown and Midtown; and (7) not proceed with adding any other residential zoning or sensitive uses other than what has already been identified. The motion carried with Councilmembers Falcone, Cervantes, Robillard, and Mill voting aye, Councilmembers Conder and Perry voting no, and Councilmember Hemenway recusing.





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## **CITY COUNCIL MINUTES**

TUESDAY, MARCH 25, 2025, 1:00 P.M.  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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### COMMUNICATIONS

#### CITY ATTORNEY REPORT ON CLOSED SESSIONS

Interim City Attorney Liu announced that there were no reportable actions taken during closed sessions.

#### ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

Councilmember Falcone requested a report on Smoke Shops referred to the Land Use Committee within 4 – 6 months.

The City Council adjourned the meeting at 9:18 p.m.

Respectfully submitted,

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DONESIA GAUSE  
City Clerk