

CITY COUNCIL

MINUTES

TUESDAY, APRIL 21, 2026, 3:00 P.M.
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

City of Arts & Innovation

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

ABSENT: None

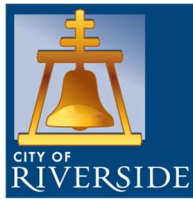
Mayor Lock Dawson called the meeting to order at 3:00 p.m.

PUBLIC COMMENTS IN PERSON/TELEPHONE

Aurora Chavez spoke regarding public comment and Finance Committee workshop. Errol Koshewitz spoke regarding public comment during special meetings and City's vendor list. Art Richard, Walker Gallman, Jordan Richard, Matthew Meltolland, Stephen McIntosh, Lori Romney, Misty Brown and one caller spoke regarding opposing kratom products ban. Patrick Maloney spoke regarding Open Mic night events. Susan Eperd, Susan Cave, Dan Gibbs, Ann Maria, Michael Kasato and Adam spoke supporting kratom products ban.

MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Falcone reported on Keep Riverside Clean and Beautiful (KRCB) Great American Clean Up, Insect Fair, 150th Anniversary Concert Band, and Mission Boulevard bridge construction. Councilmember Cervantes reported on Box Spring Mountain Reserve dedication ceremony, and Senior Forum. Councilmember Robillard reported on meeting with the Consulate General of the Republic of Korea in Los Angeles, grand opening of Mikey G's, Earth Day Plant Bingo, and 2nd Annual Aerospace Community Expo. Councilmember Conder reported on trip to Washington D.C. representing the March Joint Powers Authority and Tamale Festival and congratulated City Clerk Donesia Gause and her team for the Boards and Commission reception. Councilmember Mill reported on Good Morning Riverside, trip to Sacramento for League of California Cities meeting, Great American Clean Up, and Townhall at Villegas Park. Councilmember Perry reported on Boards and Commissions reception, and National Crime Victims' Rights Week Candlelight Vigil. Councilmember Hemenway reported on Health and Wellness Resource Fair at La Sierra Park. Mayor Lock Dawson reported on Walk with the Animals event, Tamale Festival, and congratulated Economic Development Department for awards received.



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ANNOUNCEMENT OF COMMITTEE MEETINGS

The City Council Economic Development Committee meeting is scheduled for Thursday, April 23, 2026, at 3 p.m. in the Art Pick Council Chamber.

The City Council Housing and Homelessness Committee meeting is scheduled for Monday, April 27, 2026, at 3:30 p.m. in the Art Pick Council Chamber.

COMMUNICATIONS

CITY MANAGER UPDATE

The City Council received an update on the 2050 General Plan.

COUNCILMEMBERS DECLARATION OF CONFLICTS OF INTEREST AND EX PARTE

Councilmembers Cervantes and Milll recused themselves from the item regarding supplemental appropriations, operating transfers, revenue adjustments, and all other accounting entries from the General, Capital Outlay, CFD Riverwalk Vista, and Redevelopment Successor Agency (RDSA) Bond Funds.

PRESENTATION

MUNICIPAL CLERK'S WEEK

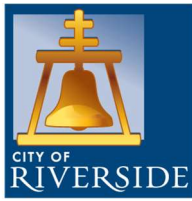
The City Council received an overview of the activities of the City Clerk's Office and employee recognitions. Mayor Lock Dawson presented a proclamation to City Clerk, Donesia Gause, recognizing May 3-9, 2026, as Professional Municipal Clerk's Week.

PUBLIC HEARING

CASE PR-2021-001114 - GENERAL PLAN AND ZONING CODE AMENDMENTS AND DESIGN REVIEW - 4663-4705 HEDRICK/4618 JONES - RESOLUTION - ORDINANCED INTRODUCED - CONTINUED FROM FEBRUARY 3, 2026

Public hearing was held to consider General Plan Amendment, Zoning Code Amendment, and Design Review to facilitate 117-unit multi-family residential development on 4.54 acres. No one spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Councilmember Perry and seconded by Councilmember Mill to (1) determine that the proposed project will not have a significant



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effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; (2) approve Planning Case PR-2021-001114 General Plan Amendment, Rezone, and Design Review based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions; (3) adopt the resolution to amend the General Plan 2025 land use designation of approximately 2.72 acres from MDR - Medium Density Residential to HDR - High Density Residential; and (4) introduce and subsequently adopt the ordinance amending the Zoning Code. The motion carried unanimously.

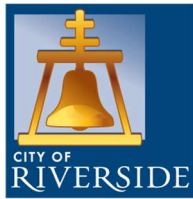
Whereupon, the title having been read and further reading waived, Resolution No. 24367 of the City Council of the City of Riverside, California, Amending the Land Use Designation of the Riverside General Plan 2025 as to 2.72 Acres of the Project Site Identified as Assessor's Parcel Numbers 143-040-010 and 143-040-011 From MDR - Medium Density Residential to HDR - High Density Residential was presented and adopted.

Whereupon, "an Ordinance of the City of Riverside, California, Amending the Zoning Map of the City of Riverside Pursuant to Chapter 19.090 of the Riverside Municipal Code by Rezoning Approximately 2.72 Acres of Property Identified as Assessor's Parcel Numbers 143-040-010 and 143-040-011 From the R-1-7000 Single Family Residential Zone to R-3-1500 - Multiple Family Residential Zone" was presented and introduced.

DISCUSSION CALENDAR

UNIVERSITY AVENUE DENSITY TRANSFER PILOT PROGRAM - RESOLUTION

Following discussion, it was moved by Councilmember Cervantes and seconded by Councilmember Falcone to (1) determine that the University Avenue Density Transfer Pilot Program is exempt from further California Environmental Quality Act (CEQA) Review as it is consistent with the Final Environmental Impact Report prepared for the original University Avenue Specific Plan and with the 6th Cycle Housing Element Final Programmatic Environmental Impact Report, as it does not change the overall amount of development permitted in the Specific Plan; and (2) adopt a resolution establishing the proposed University Avenue Density Transfer Pilot Program. The motion carried unanimously.



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Whereupon, the title having been read and further reading waived, Resolution No. 24368 of the City Council of the City of Riverside, California, Establishing the University Avenue Residential Density Transfer Pilot Program was presented and adopted.

WAIVE SUNSHINE ORDINANCE - CONSULTANT SERVICES AGREEMENT - RENEWAL OF TELEPHONE SERVICES

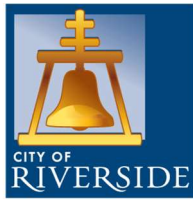
Following discussion, it was moved by Councilmember Conder and seconded by Councilmember Perry to waive the Sunshine Ordinance pursuant to Riverside Municipal Code Section 4.05.050(D)(1)(a) to present for approval a five-year agreement with ConvergeOne for the renewal of Avaya telephone services for a five-year term in the amount of \$1,111,361.33. The motion carried unanimously.

SUBSCRIPTION TELEPHONE SERVICES RENEWAL

Following discussion, it was moved by Councilmember Conder and seconded Councilmember Perry to (1) approve the subscription, maintenance, and support renewal for Avaya with ConvergeOne, Inc., for the five-year term of May 1, 2026, through April 30, 2031, in the amount of \$1,111,361.33; and (2) authorize the City Manager, or designee, to execute all documents, purchase orders, renewals, and minor non-substantive changes necessary to effectuate the renewal. The motion carried unanimously.

CLOSED SESSIONS

The Mayor and City Council adjourned to Closed Session at 4:49 p.m. pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Beverly Demar-Brown v. City of Riverside, WCAB Claim No(s): 220050/ADJ15072004; (2) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation regarding one case; (3) §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; (4) §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; (5) §54957(a) for consultation with Larry Gonzalez, Riverside Chief of Police, or his



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respective deputy, and George Khalil, Chief Innovation Officer regarding threat to public services or facilities; (6) §54957 for recruitment/appointment of Inspector General by City Council; and (7) §54957 for recruitment of City Attorney by City Council.

The Mayor and City Council reconvened at 6:37 p.m. with Mayor Lock Dawson presiding and all Councilmembers present except Councilmember Cervantes.

Mayor Lock Dawson gave the invocation and led the Pledge of Allegiance.

PUBLIC COMMENTS IN PERSON/TELEPHONE

Errol Koshewitz spoke regarding Childtime Care purchase orders. Donna Dahl spoke regarding mental health. Scott Andrews spoke regarding Neighbor to Neighbor program. Heidi Sequera and two callers spoke opposing kratom ban. One caller spoke supporting kratom ban.

PRESENTATION

EARTH DAY

Mayor Lock Dawson presented a proclamation to John W. North educator Lillian McCandless recognizing April 22, 2026, as Earth Day.

NEIGHBORS TO NEIGHBORS GRANT

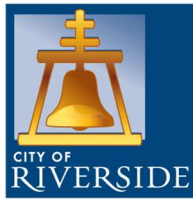
Mayor Lock Dawson presented a Certificate of Recognition recognizing the success of the Neighbors-to-Neighbors grant.

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 except for (1) the City's Foreign Direct Investment Strategy pulled from the agenda; and (2) Councilmember Mill recused himself from item related to supplemental appropriations, operating transfers, revenue adjustments, and all other accounting entries from the General, Capital Outlay, CFD Riverwalk Vista, and Redevelopment Successor Agency (RDSA) Bond Funds. The motion carried with Councilmember Cervantes absent.

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The minutes of the meeting of April 7, 2026, were approved as presented.



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RIVERSIDE MUNICIPAL CODE AMENDMENT - TITLE 1 - ADMINISTRATIVE CITATION FINES - ORDINANCE INTRODUCED

The City Council introduced and subsequently adopted the ordinance amending section 1.17.230(A) of the Riverside Municipal Code Chapter 1.17.

Whereupon, an Ordinance entitled "An Ordinance of the City Council of the City of Riverside, California, Amending Title 1 of the Riverside Municipal Code by Amending Section 1.17.230(A) Regarding Administrative Citation Fines; Assessments and Amounts" was presented and introduced.

RIVERSIDE MUNICIPAL CODE AMENDMENT - TITLE 12 - AIRPORT RULES AND REGULATIONS - ORDINANCE ADOPTED

The City Council (1) adopted an ordinance amending Title 12 of the City of Riverside Municipal Code - Airport Rules and Regulations to: (a) add Title 12, Section 12.04.055 Animals; (b) amend Title 12, Section 12.04.060 Commercial and business activities require permits and licenses; and (c) amend Title 12, Section 12.14.025 Incursions into aircraft movement areas, subsection B.

Whereupon, the title having been read and further reading waived, Ordinance No. 7763 of the City Council of the City of Riverside, California, Amending Chapter 12.04 of the Riverside Municipal Code Regarding Airport Regulations and Amending Section 12.14.025 Regarding Incursions into Aircraft Movement Areas was presented and adopted.

FOREIGN DIRECT INVESTMENT STRATEGY - BUSINESS ATTRACTION AND INVESTMENT INITIATIVES

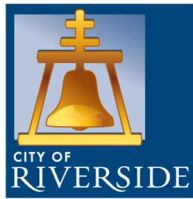
This item was pulled from the agenda

FISCAL YEAR 2024-2025 ANNUAL AUDIT REPORTS

The City Council received the annual audit reports from external independent auditor, CliftonLarsonAllen LLP., on the City of Riverside financial results for Fiscal Year 2024-2025 as required by the Riverside City Charter.

RIVERSIDE MUNICIPAL CODE AMENDMENT CHAPTER 2.90 - ORDINANCE ADOPTED

The City Council adopted an ordinance amending Riverside Municipal Code Chapter 2.90 to reduce the membership of the Budget Engagement Commission to ten members.



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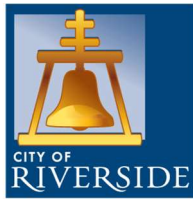
Whereupon, the title having been read and further reading waived, Ordinance No. 7764 of the City Council of the City of Riverside, California, Amending Chapter 2.90 of the Riverside Municipal Code Regarding the Membership of the Budget Engagement Commission was presented and adopted.

FISCAL YEAR 2025-2026 SECOND QUARTER FINANCIAL REPORT - SUPPLEMENTAL APPROPRIATIONS - CONTINUED FROM APRIL 14, 2026

The City Council authorized the Chief Financial Officer, or designee, to record supplemental appropriations, operating transfers, revenue adjustments, and all other accounting entries from the General, Capital Outlay, CFD Riverwalk Vista, and Redevelopment Successor Agency (RDSA) Bond Funds in the amount of \$426,355 to support a pending receivable in RDSA 2007 Bond fund. Councilmembers Cervantes and Mill recused themselves.

PERMANENT LOCAL HOUSING ALLOCATION LOAN AGREEMENT - HOMELESS HOUSING, ASSISTANCE, AND PREVENTION PROGRAM ROUND 3 - MULBERRY GARDENS SENIOR HOUSING PROJECT - 2524 MULBERRY

The City Council (1) approved a Homeless Housing, Assistance, and Prevention Program Round 3 Loan Agreement with Mulberry Gardens Senior, L.P. for \$2,025,365.00 in Homeless Housing, Assistance, and Prevention Program Round 3 funds for the development of Mulberry Gardens Senior Housing Project, with 25 restricted units to seniors at risk of homelessness located at 2520 Mulberry Street; (2) approved a Permanent Local Housing Allocation Loan Agreement with Mulberry Gardens Family, L.P. for \$971,108.60 in Permanent Local Housing Allocation funds to be used for the development of the Mulberry Gardens Family Housing Project with 9 restricted affordable housing units located at 2560 Mulberry Street; (3) authorized the City Manager, or his designee, to execute the Homeless Housing, Assistance, and Prevention Program Round 3 Loan Agreement with Mulberry Gardens Senior, L.P. and related loan documents including financing subordination agreements, including making minor and non-substantive changes; and (4) authorized the City Manager, or his designee, to execute the Permanent Local Housing Allocation Loan Agreement with Mulberry Gardens Family, L.P. and related loan documents including financing subordination agreements, including making minor and non-substantive changes.



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CALIFORNIA STRATEGIC GROWTH COUNCIL'S FACTORY-BUILT HOUSING REGIONAL PILOT PROGRAM ROUND 3 - RIVERSIDE CITY AND COUNTY SMALL LOT INFILL HOUSING FEASIBILITY - RESOLUTION

The City Council adopted the resolution authorizing the City Manager, or designee, to support an application being submitted by Neighborhood Partnership Housing Services, Inc. for up to \$3,000,000 over a three-year period through the California Strategic Growth Council's Factory-Built Housing Regional Pilot Program Round 3.

Whereupon, the title having been read and further reading waived, Resolution No. 24369 of the City Council of the City of Riverside, California, Authorizing the City of Riverside to be a Project Partner in Neighborhood Partnership Housing Services Application to the Factory-Built Housing Regional Pilot Program Round 3 Administered Through the State of California Strategic Growth Council for a Riverside City and County Small-Lot Infill Housing Feasibility, Pre-Approved Prototype, and Regional Acceleration Initiative and Authorizing The Execution of Necessary Grant Documents by the City Manager or Designee was presented and adopted.

SPECIAL TRANSPORTATION TITLE VI PROGRAM - FISCAL YEAR 2026-2029

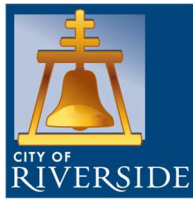
The City Council (1) approved the Special Transportation Title VI Program as required by the Federal Transit Administration (FTA) as part of their requirements; and (2) authorized the City Manager, or designee, to execute all necessary documents to implement the approval of these documents, including making minor and nonsubstantive changes.

CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATED NEGATIVE DECLARATION - MITIGATION MONITORING AND REPORTING PROGRAM - MARTHA MCLEAN ANZA NARROWS - JURUPA AVENUE TRAILHEAD MASTER PLANS

The City Council (1) adopted California Environmental Quality Act (CEQA) Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, with the condition that Western Riverside County Multiple Species Habitat Conservation Plan requirements are completed and approved by the Western Riverside County Regional Conservation Authority prior to starting design development; and (2) adopted the Martha McLean Anza Narrows and Jurupa Avenue Trailhead Master Plans.

SERVICE AGREEMENT - SPECIALTY VEHICLE EQUIPMENT, REMOVAL, AND INSTALLATION SERVICES

The City Council (1) approved the Service Agreement with Dana Safety Supply, Inc., for specialty vehicle equipment, removal, and installation services for Police Department



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Vehicles with a term ending September 30, 2029, in the amount not to exceed \$350,000 for Fiscal Year 2025-2026 and \$500,000 per year for Fiscal Year 2026-2027 through Fiscal Year 2028-2029 for a total agreement amount of \$1,850,000; and (2) authorized the City Manager, or designee, to execute the Services Agreement with Dana Safety Supply, Inc., including making minor, non-substantive changes.

RIVERSIDE MUNICIPAL CODE AMENDMENT - TITLE 6 AND 9 - ORDINANCE ADOPTED

The City Council adopted an ordinance amending Title 6 and Title 9 of the Riverside Municipal Code by amending Section 6.24.080 regarding other requirements and prohibitions and adding Section 9.04.235 regarding prohibiting the sale and distribution of kratom products within the city of Riverside.

Whereupon, the title having been read and further reading waived, Ordinance No. 7765 of the City Council of the City of Riverside, California, Amending Title 6 and Title 9 of the Riverside Municipal Code by Amending Section 6.24.080 Regarding Other Requirements and Prohibitions and Adding Section 9.04.235 Regarding Prohibiting the Sale and Distribution of Kratom Products was presented and adopted.

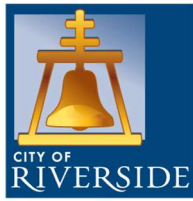
RIVERSIDE MUNICIPAL CODE AMENDMENT - TITLE 6 AND 9 - ORDINANCE ADOPTED

The City Council adopted an ordinance amending Title 6 and Title 9 of the Riverside Municipal Code by amending Section 6.24.080 regarding other requirements and prohibitions and adding section 9.04.225 regarding the prohibition on sale or distribution of nitrous oxide in the city of Riverside.

Whereupon, the title having been read and further reading waived, Ordinance No. 7766 of the City Council of the City of Riverside, California Amending Title 6 and Title 9 of the Riverside Municipal Code by Amending Section 6.24.080 Regarding Other Requirements and Prohibitions and Adding Section 9.04.225 Regarding the Prohibition on Sale or Distribution of Nitrous Oxide was presented and adopted.

CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) GRANT APPLICATION - SUPPLEMENTAL APPROPRIATION

The City Council (1) authorized acceptance of the Fiscal Year 2025-2026 Beverage Container Recycling City/County Payment Program award from the California Department of Resources Recycling and Recovery (CalRecycle) in the amount of \$79,098; and (2) authorized the Chief Financial Officer, or designee, to record an increase in revenues in the amount of \$79,098, or the amount of the grant award, and appropriate



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expenditures in the same amount, in the Grants and Restricted Programs Fund, CalRecycle Beverage Container Fiscal Year 2025-2026 revenue and expenditure accounts.

BID 8223 - DOWNTOWN PARKING LIGHTING - MAIN/5TH/6TH - 5TH/MAIN/ORANGE - CITY PARKING LOT 1 - 3581 MISSION INN

The City Council (1) awarded a construction contract for Bid 8223 for the Downtown Parking Lighting Project on Main Street from 5th Street to 6th Street, on 5th Street from Main Street to Orange Street, and at City Parking Lot No. 1 located at 3581 Mission Inn Avenue to Asad Holdings, LLC., Laguna Hills, California, in the amount of \$338,895; and (2) authorized the City Manager, or his designee, to execute the construction contract with Asad Holdings, LLC., including making minor and non-substantive changes.

COMMUNICATIONS

CITY ATTORNEY REPORT ON CLOSED SESSION DISCUSSIONS

Assistant City Attorney Susan Wilson announced there were no reportable actions taken in Closed Session.

Mayor Pro Tem Robillard announced there were no reported actions taken for special meeting Closed Session.

ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION AS REQUESTED BY MAYOR OR MEMBERS OF THE CITY COUNCIL - CITY MANAGER/CITY ATTORNEY REPORT

There were no items for future consideration requested.

The City Council adjourned the meeting at 7:19 p.m.

Respectfully submitted,

DONESIA GAUSE
City Clerk