



City of Riverside

Board of Public Utilities

Public Utilities
Administrative Office
3750 University Ave. 3 Fl.
Riverside, CA 92501
951-826-2135

City of Arts & Innovation

Agenda

Meeting Date: Monday, January 23, 2017
Publication Date: Wednesday, January 11, 2017

6:30 PM

Art Pick Council Chamber
3900 Main Street
Riverside, CA 92522

MISSION STATEMENT

The City of Riverside Public Utilities Department is committed to the highest quality water and electric services at the lowest possible rates to benefit the community

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person who requires a modification or accommodation in order to participate in a meeting, should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

SPEAKER CARDS—If you wish to address the Board of Public Utilities, please complete and submit a speaker card to the Secretary. Speaker cards can be found next to the Secretary. Speaker cards will be accepted until conclusion of public comment on the agenda item. In accordance with the Public Records Act, any information you provide on this form is available to the public.

Agenda related writings or documents provided to the Board of Public Utilities are available for public inspection in a binder located in the lobby/meeting room while the Board of Public Utilities is in session.

PLEDGE OF ALLEGIANCE TO THE FLAG

The following information and recommendations pertaining to Riverside Public Utilities are submitted for your information and action:

PRESENTATIONS**1 EMPLOYEE RECOGNITION AWARD OF HEATHER RAYMOND, UTILITY CUSTOMER COMMUNICATIONS MANAGER**

That the Board of Public Utilities recognize Heather Raymond, Utility Customer Communications Manager for her hard work and dedication to Riverside Public Utilities and the City of Riverside.

(presentation by Girish Balachandran – 10 min)

Attachments: [Report](#)

CITIZENS PARTICIPATION

- 2 Public Comment Period - This is the portion of the meeting specifically set aside to invite your comments regarding Consent Calendar items and any matters within the jurisdiction of the Riverside Public Utilities Board - Individual audience participation is limited to 3 minutes and you will be asked to state your name and city of residence. Please complete and submit a speaker card to the Board Secretary.

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Board of Public Utilities and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Board of Public Utilities votes on the motion to adopt, Members of the Board of Public Utilities or the Public Utilities General Manager, or his designee, request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed immediately after adoption of the balance of the Consent Calendar.

Minutes

- 3 Approval of the minutes from the Board of Public Utilities regular meeting held on January 9, 2017.

Attachments: [draft minutes of 01-09-2017 meeting](#)

Board Attendance

- 4 EXCUSE BOARD VICE-CHAIR JUSTIN SCOTT-COE'S ABSENCE FROM THE REGULAR MEETING OF THE BOARD OF PUBLIC UTILITIES ON JANUARY 9, 2017

That the Board of Public Utilities excuse Board Vice-Chair Justin Scott-Coe's absence from the Board of Public Utilities meeting of January 9, 2017 because of vacation.

Attachments: [Report](#)

Other Items

5 NORTH AMERICAN ELECTRIC RELIABILITY CORPORATION-WESTERN ELECTRICITY COORDINATING COUNCIL INTERNAL COMPLIANCE PROGRAM UPDATE

That the Board of Public Utilities recommend that the City Council:

1. Adopt a resolution approving the attached third Amendment to the Riverside Public Utilities Internal Compliance Program; and
2. Authorize the City Manager, or his designee, to approve substantive modifications to the Riverside Public Utilities Internal Compliance Program which are necessary to comply with additional or revised Federal Energy Regulatory Commission, North American Electric Reliability Corporation, and/or the Western Electricity Coordinating Council regulations.

Attachments: [Report](#)
[RPU ICP - redlined](#)
[Resolution with Amended ICP](#)

6 FIFTH AMENDMENT TO LEASE AGREEMENT WITH RAINCROSS HOSPITALITY CORPORATION – MISSION SQUARE OFFICE BUILDING, 3750 UNIVERSITY AVENUE, SUITE 175 – THREE YEAR TERM FOR \$227,662 IN REVENUE

That the Board of Public Utilities recommend that the City Council:

1. Approve the Fifth Amendment to Lease with Raincross Hospitality Corporation dba Riverside Convention & Visitors Bureau; and
2. Authorize the City Manager, or his designee, to execute the Fifth Amendment to Lease, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

Attachments: [Report](#)
[Lease](#)

DISCUSSION CALENDAR

This portion of the Board of Public Utilities Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 7 LONG-TERM LEASE AND INDUSTRIAL DEVELOPMENT OF WATERMAN GOLF COURSE LOCATED AT 1494 S. WATERMAN AVENUE, SAN BERNARDINO, CALIFORNIA; GROUND LEASE AGREEMENT WITH GSW#4 DEVELOPMENT LLC OF ONTARIO CALIFORNIA, FOR A TERM OF 55 YEARS; WELL RELOCATION AGREEMENT WITH HILLWOOD ENTERPRISES, L.P. OF DALLAS TEXAS; TERMINATION OF LEASE WITH J.G. GOLFING ENTERPRISES, INC.; PURCHASE AND SALE AGREEMENT WITH HILLWOOD ENTERPRISES, L.P. - 55 YEAR LEASE FOR \$1,113,500 IN ANNUAL LEASE REVENUE

That the Board of Public Utilities recommend that the City Council:

1. Approve the 55-year term Ground Lease with GSW#4 Development, LLC, for the use of the Waterman Golf Course parcels for an annual rental revenue of approximately \$1,113,500, escalating over the term of the agreement, offset in the first 15 years by certain rental credits;
2. Approve the Well Relocation Agreement with Hillwood Enterprises, L.P. for the relocation of certain city owned water production and conveyance facilities;
3. Approve in concept the draft Termination Agreement to terminate the current ground lease agreement with J.G. Golfing Enterprises, Inc. and assign the agreement to Hillwood Enterprises, L.P.;
4. Approve the Purchase and Sale Agreement with Hillwood Enterprises, L.P. to transfer a 1.722 acre parcel within the Waterman Golf Course to the City of Riverside Public Utilities for the sum of \$1.00; and
5. Authorize the City Manager, or his designee, to execute Ground Lease with GSW#4 Development, LLC, the Well Relocation Agreement with Hillwood Enterprises, L.P. and the Purchase and Sale Agreement with Hillwood Enterprises, L.P., including making minor and non-substantive changes, and execute any documents necessary to administer these agreements.

(presentation by Kevin Milligan – 10 min)

Attachments: [Report](#)
 [Ground Lease](#)
 [Well Relocation Agreement](#)
 [Purchase and Sale Agreement](#)
 [JG Golfing Term Agreement - Draft](#)
 [Presentation](#)

8 ENERGY EFFICIENCY AND WATER CONSERVATION PROGRAMS UPDATE

That the Board of Public Utilities receive and file this report.

(presentation by Mike Bacich – 20 min)

Attachments: [Report](#)
 [Attachment 1 - Residential Electric Rebate Programs](#)
 [Attachment 2 - Commercial Electric Rebate Programs](#)
 [Attachment 3 - Public Benefits Implementation Plan 05012001 CC RPT 21](#)
 [Attachment 4 - Commercial Water Rebate Programs](#)
 [Presentation](#)

9 2016 STATE LEGISLATIVE UPDATE

That the Board of Public Utilities receive and file a legislative update covering state legislative matters.

(presentation by Robert Ennis – 10 min)

Attachments: [Report](#)
 [Presentation](#)

BOARD MEMBER/STAFF COMMUNICATIONS

10 SYSTEMATIC REPORTING ON MEETINGS/CONFERENCES/SEMINARS BY
 BOARD MEMBERS AND/OR STAFF

- 11 ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES
CONSIDERATION AS REQUESTED BY A MEMBER OF THE BOARD OF
PUBLIC UTILITIES

GENERAL MANAGER'S REPORT

- 12 Open Work Orders over \$200,000 and Closed Work Orders – Summary Report for
December 2016

Attachments: [Report](#)

- 13 SCPPA Miscellaneous Billings – November 2016

Attachments: [Report](#)

- 14 SCPPA Monthly Agenda I Minutes – December 15, 2016

Attachments: [Report](#)

- 15 City Council / Committee Agendas – January 10, 2017 and January 17, 2017

Attachments: [CC agenda 01-10-17](#)

[CC Agenda 01-17-17](#)

- 16 Monthly Power Supply Report – November 2016

Attachments: [Report](#)

- 17 Upcoming Meetings

Attachments: [Report](#)

- 18 Electric / Water Utility Acronyms

Attachments: [Report](#)

- 19 Financial Report – October 31, 2016

Attachments: [Report](#)

- 20 Quarterly Board Attendance

Attachments: [Report](#)

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to
ensure a safe, inclusive, and livable community.

