



City of Arts & Innovation

City of Riverside

City Council

Public Financing Authority Successor Agency Agenda

3900 Main St.
Riverside, CA 92522
(951) 826-5557

Meeting Date: Tuesday, August 28, 2018
Publication Date: Thursday, August 16, 2018

2:00 PM

Art Pick Council Chamber

MISSION STATEMENT

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

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23308, the Members of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency or the presiding officer constitutes a violation of these rules.

SPEAKER CARDS--If you wish to address the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency, please complete and submit a speaker card to the City Clerk. Speaker cards can be found at the east entrance to the Art Pick Council Chamber and City Hall lobby. 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.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see City Clerk. 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 with a disability 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.

Agenda related writings or documents provided to the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency are available for public inspection in the Office of the City Clerk, at www.engageriverside.com, and in the binder located at the Concierge desk in the City Hall lobby while the meeting is in session.

2 P.M.

MAYOR CALLS MEETING TO ORDER

PUBLIC COMMENT

- 1 This is the portion of the meeting specifically set aside to invite your comments regarding Closed Session items and any matters within the jurisdiction of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency - 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 City Clerk.

COMMUNICATIONS

- 2 Intergovernmental relations and legislative update (All Wards)

PRESENTATIONS

- 3 Assistant City Manager Rafael Guzman to introduce City Planner Mary Kopaskie Brown
- 4 Finance Department overview and employee recognition (All Wards)

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

DISCUSSION CALENDAR

This portion of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 5 Western Riverside Council of Governments Director of Transportation Chris Gray to present Western Riverside County Active Transportation Plan (Public Works) (All Wards)

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

- 6 Fiscal Year 2017-18 consolidated report on fourth quarter goals, operational performance, and departmental accomplishments (City Manager) (All Wards)

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

3 P.M.

PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

Audience participation is encouraged.

- 7 Cases P18-0279, P18-0280, P18-0281, and P18-0282 - Mohamad Younes of Invision Palm, LLC - Rezoning, conditional use permit, design review, and grading exception to facilitate 50,876-square-foot, two-story senior housing complex with retaining walls higher than permitted by Code along east (rear) property line and consisting of 59 units on 1.96 acres - Introduce 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 property located at 4800 Palm Avenue from the Office Zone (O) to Single-Family Residential Zone (R-1-7000) - Determine project is exempt from provisions of California Environmental Quality Act review pursuant to Section 15332 (In-Fill Development Projects) as project will not have significant effect on environment (Community and Economic Development) (Ward 1)

Attachments: [Report](#)
 [Recommended Conditions](#)
 [PC Report](#)
 [Minutes](#)
 [Letter](#)
 [Ordinance](#)
 [Legal Description](#)
 [Presentation](#)
 [Notice](#)

- 8 Case P18-0372 - Victoria Barnes - A Resolution of the City Council of the City of Riverside, California, approving the application under Planning Case Number P18-0372 designating Gore Manor located at 2530 Prince Albert Drive as a City Historic Landmark - Waive further reading - Introduce 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 property located at 2530 Prince Albert Drive from the Residential Conservation Zone (RC) to the Residential Conservation and Cultural Resources Overlay Zones (RC-CR) -

Determine case is categorically exempt from California Environmental Quality Act (CEQA) provisions pursuant to Sections 15061(b)(3) and 15308 of CEQA Guidelines as it can be seen with certainty that there is no possibility that activity will have significant effect on environment, said action is intended to preserve historic character of building and site, and provide notice of historic status (Community and Economic Development) (Ward 2)

Attachments: [Report](#)
 [Resolution](#)
 [Ordinance](#)
 [CHB Report](#)
 [Minutes](#)
 [CR Overlay Findings](#)
 [Notice](#)
 [Presentation](#)

- 9 Joint item with Public Financing Authority - Resolution of the City Council of the City of Riverside authorizing the execution and delivery by the City of a Ground Lease, Lease Agreement, Indenture, Continuing Disclosure Certificate and a Bond Purchase Agreement in connection with the issuance of Riverside Public Financing Authority Lease Revenue Refunding Bonds, Series 2018A (Federally Taxable), approving the issuance of such bonds in an aggregate principal amount of not to exceed \$17,000,000, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions - Resolution of the Board of Directors of the Riverside Public Financing Authority authorizing the execution and delivery by the authority of a Ground Lease, Lease Agreement, an Indenture, an Assignment Agreement and a Bond Purchase Agreement in connection with the issuance of Riverside Public Financing Authority Lease Revenue Refunding Bonds, Series 2018A (Federally Taxable), authorizing the issuance of such bonds in an aggregate principal amount of not to exceed \$17,000,000, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions to prepay majority of City outstanding 2006 Lease Revenue Certificates of Participation (Galleria at Tyler Public Improvements) - Waive further readings (Finance) (All Wards)

Attachments: [Report](#)
 [City Resolution](#)
 [Authority Resolution](#)
 [Preliminary Official Statement](#)
 [Ground Lease](#)
 [Lease Agreement](#)
 [Indenture](#)
 [Assignment Agreement](#)
 [Bond Purchase Agreement](#)
 [Irrevocable Refunding Instructions](#)
 [Nordstrom Operating Agreement](#)
 [Land Lease Agreement](#)
 [Consent and Subordination Agreement](#)
 [Hughes Alley Operating Agreement](#)
 [Funding Agreement](#)
 [Site and Second Parking Structure](#)
 [Lease Agreement Amendment](#)
 [Assignment Agreement Amendment](#)
 [Land and Parking Structure Lease](#)
 [Presentation](#)
 [Notice](#)

CLOSED SESSIONS

Time listed is approximate. The City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency may adjourn to the below listed Closed Sessions at their convenience during this City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency meeting.

- 10 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside v. Mark Johnson, et al., Riverside Superior Court Case No. RIC 513720

Attachments: [Report](#)

- 11 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Ronald Whitt v. City of Riverside, WCAB Claim No(s): (1) ADJ 10401387; (2) ADJ Unassigned; (3) ADJ Unassigned; (4) ADJ 10018174; (5) ADJ 371232; and (6) ADJ 265713

Attachments: [Report](#)

- 12 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Valmont Graham v. City of Riverside, WCAB Claim No(s): Unassigned

Attachments: [Report](#)

- 13 Pursuant to Government Code §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation

Attachments: [Report](#)

- 14 Pursuant to Government Code §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation

Attachments: [Report](#)

- 15 Pursuant to Government Code §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 including 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

Attachments: [Report](#)

6:15 P.M.

INVOCATION - Councilmember Soubirous

PLEDGE OF ALLEGIANCE TO THE FLAG - Boy Scout Troop 703

MAYOR/COUNCILMEMBER COMMUNICATIONS

- 16 Brief reports on conferences, seminars, and regional meetings attended by Mayor and City Council, Ward updates, and announcements of upcoming events

PRESENTATIONS

- 17 Mayor Bailey to call upon Inland Empire Waterkeeper Associate Director Megan Brousseau to present Inland Empire Waterkeeper: Building a Community of Water Stewards

Attachments: [Presentation](#)

- 18 Mayor Bailey to present a Proclamation to Emergency Services Coordinator Peter Sellas recognizing September 2018 as National Preparedness Month

Attachments: [Presentation](#)

- 19 Mayor Bailey to call upon Office of the Mayor Program and Policy Coordinator Liz Pinney-Muglia to introduce International Relations Council President Elizabeth Young to receive a Proclamation recognizing 50th Anniversary with Sister City Cuautla, Mexico

Attachments: [Presentation](#)

7 P.M.

PUBLIC COMMENT

- 20 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 City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency - 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 City Clerk.

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency votes on the motion to adopt, Members of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency or staff request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed following the Discussion Calendar.

City Clerk

- 21 Minutes of August 14, 2018

Attachments: [Minutes](#)

City Council

- 22 Governmental Affairs Committee recommends convening of fifteen-member Charter Review Committee with Mayor to directly appoint two at-large members, each member of City Council to directly appoint one member from their respective Ward, Mayor's Nominating and Screening Committee to review applications and recommend applicants for interview by Mayor and City Council for six at-large seats and two alternates, and the Charter Review Committee to select a voting Chair from

among its members (All Wards)

Attachments: [Report](#)

[Charter Review Timeline](#)

- 23 Public Safety Committee recommends a Resolution of the City Council of the City of Riverside, California, declaring its intention to grant an ambulance medical transport franchise to American Medical Response Ambulance Service, Inc. ("AMR") for Advanced Life Support and Basic Life Support transport services and fixing the time and place for a public hearing before the City Council of the City of Riverside - Waive further reading - Schedule public hearing for 3 p.m. on September 25, 2018 (All Wards)

Attachments: [Report](#)

[Application](#)

[Surveys](#)

[Resolution](#)

[Presentation](#)

- 24 Transportation Committee recommends introduction of an Ordinance of the City of Riverside, California, amending Chapter 10.52.140 of the Riverside Municipal Code regarding parking in zones where permits are required to increase standard allowable number of Preferential Parking Zone guest permits for single-family residential property program participants from one to two, with multi-unit residential properties eligible for one permit per unit and ineligible to receive guest permits, establish Preferential Parking Zone permit expiration date every three years with initial expiration set for June 30, 2021, and clarify that only guest permits may be transferable between vehicles - Modify permit material from paper to more durable and convenient decal and hangtag permits - Implement new on-line permit application process and transfer database management to Turbo Data Systems, Inc. (All Wards)

Attachments: [Report](#)

[Ordinance](#)

[Permit Letter](#)

[Grandfathered Letter](#)

[Minutes](#)

- 25 Transportation Committee recommends Ground Lease with NextGen Flight Academy, Inc., for approximately \$3,453,678 rent revenue over 30-year term with two ten-year term extension options for West Side Development Project consisting of hangar/office space complex at Riverside Municipal Airport - 6951 Flight Road (Ward 3)

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

26 Announcement of committee meeting:

Development Committee at 3 p.m. on Thursday, August 23, 2018, Art Pick Council Chamber

City Manager

- 27 A Resolution of the City Council of the City of Riverside California authorizing the participation in the Riverside County Mortgage Credit Certificate (MCC) Program to reduce federal income tax liability for qualified buyers equal to twenty percent of mortgage interest paid during the year on primary mortgage loan - Waive further reading (All Wards)

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

- 28 Housing First - Memorandum of Understanding with County of Riverside and Housing Authority of County of Riverside to establish pilot Housing First Program to transition households participating in City rental assistance program to permanent rental subsidy through Riverside County Section 8 Voucher Program (All Wards)

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

Finance

- 29 A Resolution of the City Council of the City of Riverside, California, declaring its intention to levy an annual assessment in the Arlington Business Improvement District for the Fiscal Year 2018-2019, generally describing the improvements and activities to be undertaken, and fixing the time and place for a public hearing before the City Council of the City of Riverside on the levy of the proposed assessment pursuant to Section 36534 of the California Streets and Highways Code - Waive further reading - Schedule public hearing for 3 p.m. on September 25, 2018 (Wards 5 and 6)

Attachments: [Report](#)
 [Annual Report](#)
 [Resolution](#)
 [Map](#)

Fire

- 30 Agreement with California Governor's Office of Emergency Services for \$228,681.60 supplemental grant for Urban Search and Rescue Radiation Dispersal Device exercise (All Wards)

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

General Services

- 31 Agreement with Otis Elevator Company for \$270,328.80 from General Services and Public Works Department Budgets for annual elevator preventative maintenance services at various locations through June 30, 2023 (All Wards)

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

- 32 MEASURE Z - First Amendment to Agreement with Dude Solutions, Inc., for \$159,470 for total contract amount of \$209,055 from Measure Z Capital Projects-City Buildings Annual Deferred Maintenance, Buildings, and Improvements Account for Facilities Assessment and Work Order Management Software subscription renewal through June 30, 2019 (All Wards)

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

- 33 Award Bid 7585 to Daniels Tire Service of Riverside and Parkhouse Tire, Inc., of Fontana for \$213,000 for initial ten-month term from General Services Department Central Garage-Inventory-Auto Stores Account with option to extend for four additional years for \$255,000 annually for new tires and tubes for City vehicles through June 30, 2023 (All Wards)

Attachments: [Report](#)
[Bid Instructions](#)
[Bid Recommendation](#)

- 34 Award Bid 7586 to Daniels Tire Service of Riverside and Parkhouse Tire, Inc., of Fontana for \$114,000 for initial ten-month term from General Services Department Central Garage-Inventory-Auto Stores Account with option to extend for four additional years for \$136,000 annually for recapped tires for City heavy-duty vehicles through June 30, 2023 (All Wards)

Attachments: [Report](#)
[Bid Instructions](#)
[Bid Recommendation](#)

Human Resources

- 35 A Resolution of the City Council of the City of Riverside, California, amending Resolution No. 21052 and the Master Fringe Benefits and Salary Plan to adjust the salary range of the existing General Services Director - Waive further reading (All Wards)

Attachments: [Report](#)
[Resolution](#)
[Job Code Table](#)

Innovation and Technology

- 36 Insight Services Statement of Work with Insight Public Sector, Inc., for \$47,035.65 for total agreement amount of \$1,177,819.32 from Public Utilities Department Power Supply Operation Accounts for NetApp DS2246 Shelf, installation, and maintenance for increased disk storage - Assignment and Novation Agreement with Datalink Corporation and Insight Public Sector, Inc., assigning existing Datalink Professional Consultant Services Agreement to Insight Public Sector, Inc. (All Wards)

Attachments: [Report](#)
[Statement of Work](#)
[Agreement](#)
[Minutes](#)

Library

- 37 Donation of Charles Dammers family home movies for Local History Resource Center at Riverside Public Main Library (All Wards)

Attachments: [Report](#)
[Newsletter](#)
[Minutes](#)

Parks, Recreation, and Community Services

- 38 Agreement for Development and Right of Entry with Riverside Post 79, The American Legion, Department of California for multi-use parking lot on existing gravel parking lot at Fairmount Park - 2601 Fairmount Boulevard (Ward 1)

Attachments: [Report](#)
[Agreement](#)
[Plan](#)

- 39 First Amendment to Agreement with Danny Fuller, doing business as Sports Innovators, for \$20,000 from Parks, Recreation, and Community Services Department Budget for administering of officials/scorekeepers for youth sports programs term extension through June 30, 2019 (All Wards)

Attachments: [Report](#)
[Agreement](#)
[Agreement Amendment](#)

- 40 Riverside County Transportation Commission Transportation Development Act claim for \$3,673,407 for Fiscal Year 2018-19 Special Transportation Program - Adopt Special Transportation Program Short Range Transit Plan for Fiscal Years 2018-19 through 2020-21 - Decrease Fiscal Year 2018-19 Special Transportation Budget by \$26,209 in expenditures and \$10,467 in estimated revenues to reconcile with Riverside County Transportation Commission Short Range Transit Plan (All Wards)

Attachments: [Report](#)
[Claim Form](#)
[Transit Plan](#)

- 41 A Resolution of the City Council of the City of Riverside, California, adopting findings pursuant to Health & Safety Code Section 33445 and authorizing payment of costs for publicly owned projects within or without the Arlington Project Area that consist of improvements at Hunt Park including infrastructure improvements, miscellaneous improvements, and administration, contingency, and installation costs for \$62,110 from Arlington Un-programmed 2007 Taxable Bond Funds - Waive further reading - Approve \$1,003,700 from Casa Blanca Project Area Un-programmed 2007 Taxable Bond Funds for improvements at Villegas Park including infrastructure replacement, energy efficiency, and facility improvements - 4015 Jackson Street and 3091 Esperanza Street (Wards 4 and 5)

Attachments: [Report](#)
[Resolution](#)
[Projects List](#)

Public Utilities

- 42 Memorandum of Understanding with City of Colton for retail water service to two parcels totaling 13.2 acres inside City of Colton limits and water service area boundary (All Wards)

Attachments: [Report](#)
[Minutes](#)
[MOU](#)

- 43 Amended and Restated Agreement with Community Action Partnership of Riverside County for \$2,800,000 annually and up to \$280,000 change order authority from Public Benefits Low-Income Assistance Account for use of Low-Income Utility Bill and Deposit Assistance Funds for Sharing Households Assist Riverside's Energy (SHARE) Program through June 30, 2024 - Authorize Board of Public Utilities to approve annual expenditures for SHARE Program not-to-exceed \$2,800,000 and up to \$280,000 in change orders (All Wards)

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

Public Works

- 44 Introduce an Ordinance of the City of Riverside, California amending Section 10.76.010 of the Riverside Municipal Code designating the prima facie speed limits for streets and portions thereof in accordance with the provisions of Sections 10.20.020 and 10.20.030 to establish 35 mph speed limit zone on Berry Road from Trautwein Road to Crystal View Terrace (Ward 4)

Attachments: [Report](#)
 [Ordinance](#)
 [Map](#)
 [Minutes](#)

- 45 Introduce an Ordinance of the City of Riverside, California, amending Section 10.56.050 of the Riverside Municipal Code to establish axle restrictions on Sycamore Canyon Boulevard from Fair Isle Drive to Central Avenue prohibiting use by commercial vehicles exceeding three axles (Ward 2)

Attachments: [Report](#)
 [Ordinance](#)
 [Map](#)
 [Minutes](#)

Successor Agency to Redevelopment Agency

- 46 Joint item with Successor Agency to Redevelopment Agency - First Amendment to University Village Center Eighth Implementation and Amendment Agreement Re University Village Development with UR Village LLC and University Campus Hotel LLC to revise scope of development for Building "K" to include extended stay hotel project as an option within University Village shopping center - 1277 University Avenue (Ward 2)

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

DISCUSSION CALENDAR

This portion of the City Council/Public Financing Authority/Successor Agency to the Redevelopment Agency Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 47 Agricultural Park remediation status update by the Department of Toxic Substances Control (City Manager) (All Wards)

Attachments: [Report](#)

- 48 Purchase Order with Trane U.S., Inc., under U.S. Communities Cooperative Agreement RFP No. 15-JLP-023 for \$322,884 from Mission Square Building Occupancy Division Account for Mission Square Cooling Tower Replacement project - Appropriate \$400,000 from Designated Electric Fund Mission Square Improvement Reserve for total project costs - 3750 University Avenue (Public Utilities) (Ward 1)

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

COMMUNICATIONS

- 49 City Attorney report on Closed Session discussions
- 50 Items for future City Council consideration as requested by Mayor or Members of the City Council - City Manager/City Attorney reports

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*The next regular City Council meeting is scheduled for
Tuesday, September 4, 2018*

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