



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 28, 2016**
FROM: PUBLIC WORKS DEPARTMENT **WARD: 1**
SUBJECT: LICENSE AGREEMENTS WITH DOWNTOWN BUSINESSES FOR THE UTILIZATION OF TRASH ENCLOSURES IN PARKING GARAGES 1 AND 2

ISSUE:

Approve and authorize the City Manager to execute current and future License Agreements for the utilization of trash enclosure areas located in Garages 1 and 2.

RECOMMENDATIONS:

That the City Council:

1. Approve License Agreements between the City and the Regents of the University of California, Krieger and Stewart, the Riverside Downtown Partnership, Lake Alice Trading Company, Maria Padilla doing business as Doña Timos La Cascada, and RJN Investigations for the use of trash enclosure spaces in City parking garages 1 and 2;
2. Authorize the City Manager, or designee, to execute the License Agreements for the use of trash enclosure spaces in City parking garages 1 and 2; and
3. Authorize the City Manager, or designee, to approve future License Agreements and amendments thereto, for the use of trash enclosure spaces in City parking garages 1 and 2.

BACKGROUND:

Within Parking Garages 1 and 2, there are enclosure areas primarily being utilized by surrounding businesses to house their garbage dumpsters. This was facilitated many years ago in an effort to clean the downtown alleys and make them accessible for vehicular traffic. It has come to our attention that some of these enclosure areas are not being properly maintained by the businesses. Except for the exclusive use of one enclosure by the Riverside Downtown Partnership to store their ambassador gem vehicles, the enclosure areas are shared amongst two or more different businesses.

In order to ensure that the businesses are properly maintaining their enclosure area, it is recommended that the City enter into a license agreement with each business. The agreements will require that the enclosures remain clean, sanitary, and that no hazardous waste be stored

within them. The City will periodically inspect the enclosures to verify that the businesses are maintaining the areas and make recommendations to safeguard public health.

The term of the agreements will be for five years and the agreement will automatically renew thereafter on an annual basis, unless terminated.

In Garage 1, the following businesses utilize the property to store the garbage dumpsters:

- Maria Padilla “dba” Doña Timos La Cascada
- Craig Johnston “dba” Mission Galleria and Hideaway Café
- Mario’s Place Inc.
- Molino’s Coffee Inc.
- Riverside Downtown Partnership

In Garage 2, the following businesses utilize the property to store the garbage dumpsters:

- B & K Capital Investments, Inc. “dba” Mission Tobacco Lounge
- Lake Alice Trading Co., Inc.
- Krieger & Stewart, Inc.
- R.J.N. Investigations, Inc.
- The Regents of the University of California on behalf of ARTS block

In order to facilitate a timely approval of new agreements or amendments, it is recommended that the City Manager, or designee, be authorized to execute any such documents for Garages 1 and 2 in the future.

Currently, six signed agreements have been received from the entities utilizing the spaces and staff will continue working to obtain agreements for the remaining spaces.

FISCAL IMPACT:

There is no fiscal impact associated with the implementation of these agreements.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Scott G. Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Garage 1 Location Map
2. Garage 2 Location Map
3. Agreement with the Regents of the University of California
4. Agreement with Krieger and Stewart
5. Agreement with the Riverside Downtown Partnership
6. Agreement with Maria Padilla doing business as Doña Timos La Cascada
7. Agreement with RJN Investigations