



City of Arts & Innovation

***CITY COUNCIL,
HOUSING AUTHORITY,
AND
SUCCESSOR AGENCY
MINUTES***

TUESDAY, FEBRUARY 12, 2019, 2 P.M.
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

COUNCILMEMBERS

		G A R D N E R	M E L E N D R E Z	S O U B I R O U S	C O N D E R	M A C A R T H U R	P E R R Y	A D A M S
	WARDS	1	2	3	4	5	6	7
Roll Call:	Present	X	X	A	X	X	X	X
Mayor Bailey called the meeting to order at 2 p.m., in the Art Pick Council Chamber with all Councilmembers present except Councilmember Soubirous.								
ORAL COMMUNICATIONS FROM THE AUDIENCE Raychele Sterling spoke regarding the Van Buren Boulevard Sewer project and Reimbursement Agreement. Scott Andrews spoke regarding railroad underpasses, timed signals, senior centers, parks, the Van Buren Boulevard Sewer project, and the sewer rate increase. Jason Hunter spoke regarding access to public meetings, Public Works contracts, and the Van Buren Boulevard Sewer project.								
<u>COMMUNICATIONS</u>								
LEGISLATIVE REPORT The Intergovernmental relations and legislative update was not held.								
<u>PRESENTATION</u>								
CITY MANAGER'S OFFICE OVERVIEW AND EMPLOYEE RECOGNITION The City Council received and ordered filed the City Manager's Office overview and employee recognition report.	Motion Second All Ayes						X	X
<u>DISCUSSION CALENDAR</u>								
RAINCROSS HOSPITALITY CORPORATION ANNUAL UPDATE Following discussion, the City Council received and ordered filed the Raincross Hospitality Corporation annual update on the Riverside Convention and Visitors Bureau, Riverside Sports Commission, and Riverside Convention Center.	Motion Second All Ayes					X	X	



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<p>LEGISLATIVE PLATFORM UPDATE</p> <p>Following discussion, the City Council (1) approved the City Legislative Platform update; and (2) directed staff to coordinate with the City's legislative advocacy team to advance the City's legislative priorities and actively pursue grant funding for priority projects.</p> <p><u>PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS</u></p> <p>JOINT ITEM WITH HOUSING AUTHORITY - DISPOSITION AND DEVELOPMENT AGREEMENT - SINGLE-FAMILY RENTAL UNITS - 11502 ANACAPA PLACE - FUNDS TRANSFER</p> <p>Hearing was called to consider sale of Housing Authority property to Northtown Housing Development Corporation for \$1 for development of two affordable rental housing units located at 11502 Anacapa Place. No one spoke on the matter. The public hearing was officially closed. Following discussion, the Housing Authority Board (1) approved a Disposition and Development Agreement with Northtown Housing Development Corporation for sale of Housing Authority property located at 11502 Anacapa Place for \$1 and development of two affordable rental units at 11502 Anacapa Place; and (2) authorized the Executive Director, or his designee, to execute the Disposition and Development Agreement with Northtown Housing Development Corporation, including making minor and non-substantive changes.</p> <p>Following discussion, the City Council (1) approved a HOME Investment Partnership Loan Agreement with Northtown Housing Development Corporation for a loan in the amount of \$354,726 for pre-development and construction costs for development of two affordable rental units at 11502 Anacapa Place to be rented to families earning at-or-below 80 percent of the Area Median Income; (2) authorized the City Manager, or his designee, to execute the HOME Investment Partnership Loan Agreement with Northtown Housing Development Corporation, including making minor and non-substantive changes and replace the Site Plan prior to execution;</p>	<p>Motion Second All Ayes</p>	X			X		
						X	X



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					X	X

and (3) authorized transfer of \$354,726 from HOME Unprogrammed Account Number 2835200-450098 to Anacapa Project Account Number 2835200-453045.

Motion
Second
All Ayes

CLOSED SESSIONS

The City Council recessed to the City Council Board Room for closed sessions pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning High Light Electric, Inc. v. City of Riverside, et al., Riverside County Superior Court Case No. RIC 1712981; (2) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Stubbie Barr v. City of Riverside, et al., USDC Case No. 5:18-cv-00079-SJO (SPx); (3) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; (4) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; and (5) §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.

RECESS

The City Council recessed at 4:18 p.m. and reconvened at 6:15 p.m. in the Art Pick Council Chamber with Mayor Bailey presiding and all Councilmembers present except Councilmember Soubirous.

The Invocation was given by Councilmember Gardner.

The Pledge of Allegiance was given to the Flag.



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on the Commission on Aging; Michael Scarano, Gustavo Segura, Nancy E. Hart, and Gabriela Plascencia to the Resident Wards 2, 5, 6, and Citywide seats, respectively, on the Budget Engagement Commission; Philip Falcone to the Citywide seat on the Cultural Heritage Board; James R. Rush, Mawousse A. Imaku, and La Tonia R. Scoggins to the Wards 5, 6, and Citywide seats, respectively, on the Human Relations Commission; Deanna M. Brown, David Snow, and Kerry L. Pendergast to the Wards 1, 2, and 4 seats, respectively, on the Human Resources Board; Teresa M. Seipel and Donna K. Goldware to the Ward 1 and Citywide seats, respectively, on the Board of Library Trustees; Dawn D. Gleason and Rose Y. Monge to the Wards 2 and 6 seats, respectively, on the Metropolitan Museum Board; Walter H. Elliott to the Ward 5 seat on the Park and Recreation Commission; Dilesh R. Sheth, Brandon J. Bullock, and Roland Jacob Soza to the Wards 2, 3, and 7 seats, respectively, on the Transportation Board for terms through March 1, 2023; and (3) referred remaining vacancies to the Mayor for Citywide and respective Councilmember for Ward specific seats on various boards and commissions for recommendation to the Mayor and the City Council.

MINUTES

The Minutes of the City Council meeting of January 29, 2019, were approved as presented.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY - PURCHASE, SALE, AND DEVELOPMENT AGREEMENT - MIXED-USE RESIDENTIAL AND RETAIL DEVELOPMENT - MAIN STREET - RESOLUTION

The Successor Agency approved the City Council Development Committee recommendations to (1) adopt a resolution authorizing execution of a Purchase, Sale, and Development Agreement with Commons Partners, LLC, in the amount of \$1,185,000 in accordance with the Successor Agency Long Range Property Management Plan for disposition of Successor Agency-owned land of approximately 1.8 acres located at 3158-3250 Main Street, and the Teague Texaco Station located at 3102 Main Street identified as Assessor's Parcel Numbers 213-031-002, 003, 004, 005, and 213-081-001 and 002, for construction of a mixed-use residential and retail development



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project; (2) recommend that the Countywide Oversight Board adopt a separate resolution approving the Purchase, Sale, and Development Agreement with Commons Partners, LLC for disposition of Successor Agency-owned land of approximately 1.8 acres located at 3158-3250 Main Street and the Teague Texaco Station located at 3102 Main Street, identified as Assessor's Parcel Numbers 213-031-002, 003, 004, 005, and 213-081-001 and 002, for construction of a mixed-use residential and retail development project in the amount of \$1,185,000 in accordance with the Successor Agency Long Range Property Management Plan; and (3) authorized the Executive Director, or his designee, to take any and all actions including making minor and non-substantive modifications, and execute the Purchase, Sale, and Development Agreement with Commons Partners, LLC; whereupon, the title having been read and further reading waived, Resolution No. 32 of the City Council of the City of Riverside, California, as Successor Agency to the Redevelopment Agency of the City of Riverside Approving the Execution of a Purchase, Sale, and Development Agreement With Commons Partners, LLC, for the Sale of 1.8 Acres of Successor Agency-Owned Vacant Land Located at 3158-3250 Main Street and the Historical Teague Texaco Gas Station Located at 3102 Main Street, Riverside, California, was presented and adopted.

ANNOUNCEMENT OF COMMITTEE MEETINGS

The City Council Finance Committee will meet at 1 p.m. on Wednesday, February 13, 2019, in the Art Pick Council Chamber. The City Council Community Services and Youth Committee will meet at 2 p.m. on Wednesday, February 13, 2019, in the Art Pick Council Chamber. The City Council Transportation Committee will meet at 1 p.m. on Thursday, February 14, 2019, in the Art Pick Council Chamber.

LEASE AGREEMENT AMENDMENT - CELLULAR TRANSMITTER AND RECEIVER - LIVE VIDEO TRANSMISSION SYSTEMS

The City Council (1) approved the Fourth Amendment to Lease Agreement with LiveU, Inc., in the amount of \$46,980, for a total contract amount of \$223,017 for lease of one bonded cellular



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transmitter and receiver for live video coverage through June 30, 2020; and (2) authorized the City Manager, or his designee, to execute the Fourth Amendment to Lease Agreement with LiveU, Inc., including making minor and non-substantive changes.

CASE P18-0980 - MODEL HOME COMPLEX - TENTATIVE TRACT MAP 37219 - MYERS/PRIMROSE/HARRISON/MUIR

The City Council (1) determined that this project is categorically exempt per the California Environmental Quality Act (CEQA) pursuant to Section 15061(B)(3) of the CEQA Guidelines; (2) approved the Model Home Agreement for Planning Case P18-0980 (Tract 37219), a proposal by Jonathan Siemsen of KB Home Coastal, Inc., to develop a 9.30-acre site situated west of Myers Street, north of Primrose Drive, east of Harrison Street, and bisected by Muir Avenue as a two-lot model home complex for Tentative Tract Map 37219; and (3) authorized the City Manager, or his designee, to execute the Model Home Agreement, including making minor non-substantive changes, if necessary.

AGREEMENT AMENDMENT - PERMITTING SYSTEM REPLACEMENT SOFTWARE PROJECT

The City Council (1) approved the Third Amendment to Professional Services Agreement with Computronix (U.S.A.), Inc., to amend the scope of services for an additional cost of \$120,900, for an amended contract amount of \$1,991,680 from Permit SW-Computronix GF-Computer System Upgrade Professional Services Account for the Permitting System Replacement Software Project; (2) extended the term of the agreement through April 30, 2020, through the Purchase Order; (3) approved additional change order authority up to 10 percent of the amended total contract amount, or \$199,168, to be used for differences in phased/milestone estimates and minor but necessary supplemental purchases; and (4) authorized the City Manager, or designee, to execute the Third Amendment to Professional Services Agreement with Computronix, and all related documents, including making any minor non-substantive changes as necessary to effectuate the Third Amendment.



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MEASURE Z - BID 7632 - FIRE STATION NUMBER 7 ROOF REMOVAL AND REPLACEMENT - CYPRESS

The City Council (1) awarded Bid 7632 to Bell Roof Company of San Bernardino, California, in the amount of \$113,185 for removal and replacement of the roof at Riverside Fire Station Number 7 located 10191 Cypress Avenue; (2) authorized fifteen percent change order authority in an amount up to \$16,978 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total amount of \$130,163 from Measure Z City Buildings Annual Deferred Maintenance Account; and (3) authorized the City Manager, or his designee, to execute a Construction Agreement with Bell Roof Company including making minor and non-substantive changes.

CALIFORNIA STATE LIBRARY SERVICES ACT GRANT - LA SIERRA LIBRARY STUDY ROOM REMODEL - 4600 LA SIERRA - SUPPLEMENTAL APPROPRIATION

The City Council (1) accepted \$5,000 in grant funds from the California State Library Services Act for the Libraries Illuminated project for remodel of the study room at La Sierra Library at 4600 La Sierra Avenue; (2) authorized, upon approval, an increase in estimated revenues in State Operating Grants Account 9336700-334100 in the amount of \$5,000 and appropriated expenditures in the same amount into Libraries Illuminated Project Account 9336700-440210; and (3) authorized the City Manager, or his designee, to make non-substantive changes and execute all grant related documents.

CALIFORNIA STATE LIBRARY - LIBRARY SERVICES AND TECHNOLOGY ACT GRANT - CREATIVE THURSDAY PROJECT - SUPPLEMENTAL APPROPRIATION

The City Council (1) accepted \$6,000 in grant funds from the California State Library, Library Services and Technology Act for the Creative Thursday project; (2) authorized, upon approval, an increase in estimated revenues in Account 9338800102-33410000 in the amount of \$6,000 and appropriated expenditures in the same amount into Creative Thursday Account 9338800102-44021000; and



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<p>(3) authorized the City Manager, or his designee, execute all grant related documents and make non-substantive changes.</p> <p>CALIFORNIA STATE LIBRARY - LIBRARY SERVICES AND TECHNOLOGY ACT GRANT - LEARNING TO GO PROJECT - SUPPLEMENTAL APPROPRIATION</p> <p>The City Council (1) accepted \$10,000 in grant funds from the California State Library, Library Services and Technology Act for the Learning to Go project; (2) authorized, upon approval, an increase in estimated revenues in Account 9338700102-33410000 in the amount of \$10,000 and appropriated expenditures in the same amount into Learning to Go Project Account 9338700102-44021000; and (3) authorized the City Manager, or his designee, execute all grant related documents and to make non-substantive changes.</p> <p>MENTAL HEALTH FIRST AID LIBRARY SERVICES AND TECHNOLOGY ACT GRANT - MENTAL HEALTH BOOKS FOR LIBRARY COLLECTION - SUPPLEMENTAL APPROPRIATION</p> <p>The City Council (1) authorized acceptance of the Mental Health First Aid Library Services and Technology Act grant award in the amount of \$2,615 from Southern California Library Cooperative for purchase of mental health books for the Library's collection; (2) authorized, upon grant award, an increase in estimated revenues in the amount of \$2,615 and appropriated to Revenue Account 9906400885-33900000 and expenditures in the same amount to Mental Health First Aid (MHFA) Account 9906400885-42680000; and (3) authorized the City Manager, or his designee, to make non-substantive changes and execute all grant related documents.</p> <p>AMENDED AND RESTATED POWER PURCHASE AGREEMENT - AMENDMENT NUMBER ONE</p> <p>The City Council (1) approved Amendment Number One to the Amended and Restated Power Purchase Agreement with Wintec-Pacific Solar, LLC, to provide renewable wind energy and renewable energy credits to the City for an additional five years at a reduced price of \$35.77 per megawatt-hour; (2) authorized the City Manager, or his designee, to execute Amendment Number One to the</p>							



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Amended and Restated Power Purchase Agreement under the terms and conditions set forth within the Amendment; (3) authorized the City Manager, or his designee, to execute any documents necessary to administer Amendment Number One to the Amended and Restated Power Purchase Agreement; and (4) authorized the City Manager, or his designee, to terminate Amendment Number One to the Amended and Restated Power Purchase Agreement for circumstances provided in the Amendment.							
FISCAL YEAR 2018-19 TREE POWER PROGRAM INCREASE The City Council (1) approved an increase in the incentive for the Tree Power Program from \$25 to \$35 per tree for both the Tree Power Rebate Program and the Tree Power Program Free Shade Tree Coupon Campaign; and (2) approved issuance of purchase orders to Parkview Nursery, 4377 Chicago Avenue; Parkview Nursery, 3841 Jackson Street; and Louie's Nursery, 18550 Van Buren Boulevard and make changes to the purchase order amounts based on the variable product demand of each nursery for the Tree Power Program's Free Shade Tree Coupon Campaign in a collective amount of \$485,000 pursuant to Purchasing Resolution 23256, Section 602 (m).							
AGREEMENT - WI-FI SYSTEM DESIGN AND INSTALLATION - RIVERSIDE WATER QUALITY CONTROL PLANT - 5950 ACORN The City Council (1) approved a Professional Consultant Services Agreement (Technology Services) with Vector Resources, Inc., dba Vector USA, Ranch Cucamonga, California, for not-to-exceed \$54,075.20 from Sewer Fund-Water Quality Control Plant Security System Upgrade Account through August 31, 2019, for design and installation of a WI-FI System for the Riverside Regional Water Quality Control Plant located at 5950 Acorn Street; and (2) authorized the City Manager, or his designee, to execute all documents pursuant to the Professional Consultant Services Agreement (Technology Service) with Vector Resources Inc., dba Vector USA, including making minor non-substantial changes.							



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CHANGE ORDER INCREASE - SODIUM HYPOCHLORITE FOR WASTEWATER TREATMENT - RIVERSIDE WATER QUALITY CONTROL PLANT - 5950 ACORN

The City Council authorized an increase in change order authority for Purchase Order 190392 with Olin Corp, Tracy, California, in the amount of \$300,000 for a total revised amount of \$1,121,256.75 from Sewer Fund Operations Division Fiscal Year 2018-19 Budget, Chemical Supplies Account to provide Sodium Hypochlorite for wastewater treatment through June 30, 2019, at the Riverside Water Quality Control Plant located at 5950 Acorn Street.

DISCUSSION CALENDAR

MISSION INN HOTEL AND SPA 26TH ANNUAL FESTIVAL OF LIGHTS UPDATE

Following discussion and without formal motion, the City Council received and ordered filed the update on The Mission Inn Hotel and Spa 26th Annual Festival of Lights.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Christine Saunders spoke regarding residential segregation and integration of affordable housing.

AGREEMENT - SHARED SCOOTER SERVICES

Following discussion of City Council Transportation Committee recommendations for a Master Interim Operating Agreement to authorize and regulate operation of Shared Scooter Services in the City, a motion was made and seconded to (1) approve the Master Interim Operating Agreement to authorize and regulate the operation of Shared Scooter Services in the City and amending required insurance to \$1 million per occurrence and \$5 million aggregate, and paragraph 12 Indemnification to read, "Except as to the ~~sole~~ negligence or willful misconduct of the City,..."; and (2) authorize the City Manager, or his designee, to execute individual Interim Operating Agreements for operation of Shared Scooter Services under the terms set forth in the Master Interim Operating Agreement.

WARDS

Motion
Second

X

X



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Following further discussion, a substitution motion was made and seconded to (1) approve the Master Interim Operating Agreement to authorize and regulate the operation of Shared Scooter Services in the City and amending required insurance to \$5 million per occurrence and \$5 million aggregate and retaining indemnity language, "Except to the sole negligence or willful misconduct of the City,..."; (2) authorize the City Manager, or his designee, to execute individual Interim Operating Agreements for operation of Shared Scooter Services under the terms set forth in the Master Interim Operating Agreement; (3) direct staff to return in six weeks with additional information on insurance requirements; and (4) direct the City Attorney to issue cease and desist letters to noncompliant companies.	Motion Second						X	X
Following further discussion, the original motion was withdrawn.								
Following further discussion, a second substitute motion was made and seconded to take no action and request staff return with additional information in two weeks. The second substitute motion failed for lack of majority vote.	Motion Second Ayes Noes	X X	X X		X	X	X	X
Following further discussion, the first substitution motion carried.	All Ayes	X	X		X	X	X	X
AGREEMENT - SALE OF EMERGENCY POTABLE WATER Following discussion, the City Council (1) approved the Agreement for the Sale of Emergency Potable Water between the City of Riverside and the City of Norco for a five-year term with an additional and automatic five-year renewal unless either party terminates the Agreement in writing; and (2) authorized the City Manager, or his designee, to execute the Agreement.	Motion Second All Ayes	X				X		
<u>COMMUNICATIONS</u>								
CITY ATTORNEY REPORT ON CLOSED SESSIONS City Attorney Geuss announced there was nothing to report on closed sessions.								



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ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION
There were no future items requested at this time.

The City Council adjourned at 8:57 p.m.

Respectfully submitted,

COLLEEN J. NICOL
City Clerk