



*City of Arts & Innovation*

**CITY COUNCIL  
AND  
PUBLIC FINANCING  
AUTHORITY  
MINUTES**

TUESDAY, MAY 21, 2019, 1 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	X	X	X	X	X
Mayor Bailey called the meeting to order at 1 p.m., in the Art Pick Council Chamber with all Councilmembers present.								
ORAL COMMUNICATIONS FROM THE AUDIENCE Darrell Duke spoke regarding homelessness.								
<u>COMMUNICATIONS</u>								
LEGISLATIVE REPORT The Intergovernmental relations and legislative update was not held.								
<u>PRESENTATION</u>								
PUBLIC WORKS DEPARTMENT OVERVIEW AND EMPLOYEE RECOGNITION Following discussion and without formal motion, the City Council received and ordered filed the Public Works Department overview and employee recognition report.								
<u>DISCUSSION CALENDAR</u>								
FISCAL YEAR 2019-20 MID-CYCLE AMENDMENT TWO-YEAR BUDGET - PUBLIC HEARING SCHEDULED – REFERRED TO COMMISSION, IN PART Following discussion, the City Council (1) received and ordered filed the proposed mid-cycle update to Fiscal Year 2019-20 of the previously adopted Fiscal Year 2018-2020 Two-Year Budget; (2) scheduled a public hearing for adoption of the amended Fiscal Year 2019-20 Budget for June 18, 2019, at 7 p.m.; and (3) referred discussion of SPC Jesus S. Duran Eastside Library design and operations funding to the Budget Engagement Commission.	Motion Second All Ayes			X			X	
INTERNAL AUDIT DIVISION REPORTING Following discussion, the City Council (1) received and ordered filed the information on Internal Audit Division reporting to the City Council; (2) directed that the Governmental Affairs Committee Chair, Mayor								



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Pro Tem, and Mayor receive all audit reports/findings simultaneously with the City Manager; and (3) determined that supervision of the Audit Division will remain with the City Manager.			X				X
<b>MUNICIPAL DISCLOSURE TRAINING RESPONSIBILITIES AND BEST PRACTICES</b> Following discussion, the City Council received and ordered filed the training by Stradling Yocca Carlson & Rauth, P.C., in compliance with the Securities Act, on municipal disclosure responsibilities and best practices.						X	X
Councilmember Melendrez recused himself from the following item as he owns property within 500 feet of the project and left the dias.		A					
<u><b>PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS</b></u>							
<b>JOINT ITEM WITH PUBLIC FINANCING AUTHORITY - SERIES 2019B TAX EXEMPT LEASE REVENUE BONDS - MAIN LIBRARY PROJECT - 3911 UNIVERSITY - RESOLUTIONS</b> Hearing was called to consider issuance of the Riverside Public Financing Authority Series 2019B Tax Exempt Lease Revenue Bonds in an amount not-to-exceed \$43,000,000 to finance construction of the new Main Library Project located at 3911 University Avenue and execution and delivery of associated financing documents. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council adopted a resolution authorizing issuance of the Riverside Public Financing Authority (the "Authority") Series 2019B Tax Exempt Lease Revenue Bonds (the "2019B Bonds") in an aggregate principal amount not-to-exceed \$43,000,000 to finance construction of the new Main Library Project and authorized the Mayor, City Manager, and the Chief Financial Officer or designees to execute the documents and make certain changes as required to close the transaction; whereupon, the title having been read and further reading waived, Resolution No. 23441 of the City Council of the City of Riverside Authorizing the Execution and Delivery by the City of a First Supplement to Ground Lease, First Supplement to Lease Agreement, First Supplemental Indenture,							



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Continuing Disclosure Certificate and a Bond Purchase Agreement in Connection with the Issuance of Riverside Public Financing Authority Lease Revenue Bonds, Series 2019B (Main Library Project), Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not-to-Exceed \$43,000,000, 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, was presented and adopted.	Motion Second Ayes Noes	X  X	  X X	 X X	  X	  X	  X	  X
Following discussion, the Public Financing Authority adopted a resolution authorizing issuance of Public Financing Authority (the "Authority") Series 2019B Tax Exempt Lease Revenue Bonds (the "2019B Bonds") in an aggregate principal amount not-to-exceed \$43,000,000 to finance construction of the new Main Library Project, and authorized the Officers and Agents of the Authority to execute the documents and make certain changes as required to close the transaction; whereupon, the title having been read and further reading waived, Resolution No. 31 of the Board of Directors of the Riverside Public Financing Authority Authorizing the Execution and Delivery by the Authority of a First Supplement to Ground Lease, First Supplement to Lease Agreement, a First Supplemental Indenture, a First Supplement to Assignment Agreement and a Bond Purchase Agreement in Connection with the Issuance of Riverside Public Financing Authority Lease Revenue Bonds, Series 2019B (Main Library Project), Authorizing the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$43,000,000, 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, was presented and adopted.	Motion Second Ayes Noes	X  X	  X X	 X X	  X	  X	  X	  X
Councilmember Melendrez returned to the dias at this time.			X					
CALIFORNIA MUNICIPAL FINANCE AUTHORITY ISSUANCE OF REVENUE BONDS - STUDENT HOUSING FACILITY - UNIVERSITY OF CALIFORNIA, RIVERSIDE - RESOLUTION								
Hearing was called on behalf of CHF-Riverside II LLC, to consider								



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issuance of revenue bonds in an aggregate principal amount not-to-exceed \$220,000,000 for the acquisition, construction, improvement, furnishing and equipping of an approximately 1,502-bed student housing facility located at the University of California, Riverside (the "Project"). No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) adopted a resolution authorizing issuance of revenue bonds in an aggregate principal amount not-to-exceed \$220,000,000 by the California Municipal Finance Authority, on behalf of CHF-Riverside II, LLC, an Alabama limited liability company for the Project which includes a plan of financing for the Project; and (2) authorized the City Manager, or designee, to execute all required documents and make certain changes as required, including making minor non-substantive changes and/or corrections; whereupon, the title having been read and further reading waived, Resolution No. 23442 of the City Council of the City of Riverside Approving the Issuance of the California Municipal Finance Authority Student Housing Revenue Bonds (CHF-Riverside II, L.L.C. - UCR North District Student Housing Project), Series 2019 in an Aggregate Principal Amount Not-to- Exceed \$220,000,000 for the Purpose of Financing the Acquisition, Construction, Improvement, Furnishing and Equipping of a Student Housing Facility and Other Related and Appurtenant Facilities Located at the University of California, Riverside, and Certain Other Matters Relating Thereto, was presented and adopted.							
CASE P18-0908 - REZONING - 12200 KNOEFLER - 4405-4449 GILCHRIST - ORDINANCE INTRODUCED Hearing was called to consider a Zoning Code Amendment to rezone six contiguous parcels, totaling 4.09 acres from the R-1-1/2 Acre - Single Family Residential Zone to the R-1-10500 - Single Family Residential Zone located at 12200 Knoefler and 4405-4449 Gilchrist Drives. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) determined that the project is exempt from provisions of California Environmental Quality Act review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment;							
Motion Second All Ayes	X				X		



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<p>(2) approved Planning Case P18-0908 Zoning Code Amendment; and (3) introduced the appropriate ordinance; whereupon, an ordinance entitled, "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 4.09 Acres of Property Located at 12200 Knoefler Drive and 4405-4415-4425-4437-4449 Gilchrist Drive, Situated on the East Side of Gilchrist Drive between Raley Drive and Macfar Lane, from the R-1-1/2 Acre Single Family Residential Zone to R-1-10500 Single Family Residential Zone," was presented and introduced.</p> <p>CASES P18-0246, P17-0638, P18-0247, P18-0248, P17-0639, and P19-0160 - CONDITIONAL USE PERMITS - DESIGN REVIEW - VARIANCE - VEHICLE FUEL STATION - DRIVE THROUGH RESTAURANT - JURUPA/VAN BUREN - ORDINANCE INTRODUCED</p> <p>Hearing was called to consider a proposal by Eric LeVaughan of Sater Oil Group, LLC, for construction of a commercial development which includes: (a) Zoning Code Amendment to rezone 9.54 acres from BMP - Business and Manufacturing Park Zone and PF - Public Facilities Zone to CR - Commercial Retail Zone; (b) conditional use permit to permit construction of a vehicle fuel station consisting of a 4,872-square-foot fueling canopy with 16 fuel pumps, a 1,152-square-foot automated car wash, and a 3,800-square-foot convenience store in conjunction with the offsale of beer and wine; (c) conditional use permit to permit construction of a 3,750-square-foot drive-thru restaurant (Steak 'n Shake); (d) conditional use permit for construction of 4,990-square-foot multi-tenant building with a drive-thru; (e) design review of project plans; and (f) a variance to allow off-sale of alcoholic beverages within 600 feet of a public park at the southwest corner of Jurupa Avenue and Van Buren Boulevard. One person spoke on the matter. The public hearing was official closed. Following discussion, the City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record; adopted a Mitigated Negative Declaration; and adopted the Mitigation Monitoring and Reporting Program presented in the staff report, pursuant to California Environmental Quality Act (CEQA)</p>						X	X
Motion Second All Ayes							



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					X	X

Section 21081.6; (2) approved Planning Cases P18-0246 (Zoning Code Amendment - Rezoning), P17-0638 (Conditional Use Permit), P18-0247 (Conditional Use Permit - Drive-Thru), P18-0248 (Conditional Use Permit), P17-0639 (Design Review), and P19-0160 (Variance) subject to the recommended conditions; and (3) introduced an ordinance amending the Zoning Map; whereupon, an ordinance entitled, "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 9.54 Acres of Property Situated on the Southwest Corner of Van Buren Boulevard and Jurupa Avenue from the BMP - Business and Manufacturing Park Zone and PF - Public Facilities Zone to CR - Commercial Retail Zone," was presented and introduced.

Motion  
Second  
All Ayes

CLOSED SESSIONS

The Mayor and City Council recessed to the City Council Board Room for closed sessions pursuant to Government Code(1) §54956.8 to instruct City's Negotiator, Al Zelinka, regarding price and terms of payment for the purchase, sale, exchange, or lease of 7920 Lindbergh Drive, APN: 276-160-014, by National Railroad Passenger Corp. (commonly known as Amtrak); Anish Kumar, Negotiator; (2) §54956.8 to instruct City's Negotiator, Al Zelinka, regarding price and terms of payment for the purchase, sale, exchange, or lease of 3900 Main Street, Ground Floor, APN: 215-372-013, by Brandon's Diner, Jr.; Orlando Rocha and Ana Benitez, Negotiators; (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),



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Service Employees International Union #721, International Brotherhood of Electrical Workers #47, and Riverside Police Administrators Association.							
<u>RECESS</u>							
The Mayor and City Council recessed at 4:49 p.m. and reconvened at 6:15 p.m., in the Art Pick Council Chamber with Councilmember Perry absent.						A	
The Invocation was given by Mayor Bailey.							
Girls Scout Troop 1658 led the Pledge of Allegiance to The Flag.							
Councilmember Conder presented a Memorial Day video.							
Councilmember Perry arrived during the following item.						X	
<u>MAYOR/COUNCILMEMBER COMMUNICATIONS</u>							
BRIEF STATUS REPORTS FOR REGIONAL ORGANIZATIONS, CONFERENCES, SEMINARS, AND MEETINGS ATTENDED BY MAYOR AND CITY COUNCIL - WARD UPDATES - ANNOUNCEMENTS							
Councilmember Mac Arthur reported on Arlington Business Partnership Annual Chili Cook-off. Councilmember Conder reported on the St. Andrews Orthodox Church Greek Fest, The Riverside County Peace Officers Memorial Service, and the Ward 4 meet and greet. Councilmember Melendrez reported on the Riverside Arts Academy Gala and the Neighborhood USA Conference. Mayor Bailey reported on a Flag for Every Hero event, West Coast Thunder, the Memorial Day ceremony at Riverside National Cemetery, the meet and greet with Eurosemillas and UCR representatives, the Mayor's Multi-cultural Forum, the NAACP Freedom Foundation event, and the Neighborhood USA Conference.							







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and further reading waived, Resolution No. 23443 of the City Council of the City of Riverside, California, Authorizing Investment of City Monies in the Local Agency Investment Fund; and Resolution No. 32 of the Riverside Public Financing Authority, Authorizing Investment of City Monies in the Local Agency Investment Fund, were presented and adopted.

**CALIFORNIA DEPARTMENT OF EDUCATION NUTRITION SERVICES DIVISION GRANT - SUMMER FOOD SERVICE PROGRAM**

The City Council (1) approved submittal of a grant application to the California Department of Education Nutrition Services Division for the 2019 Summer Food Service Program in the amount of \$188,760; (2) upon grant award, authorized an increase in estimated revenue in the amount of \$188,760 and appropriated funds in the same amount to the Summer Food 2019 account 522500-9339500; (3) authorized the City Manager or his designee to execute all grant application documents necessary for approval, including making minor non-substantive changes; (4) approved a Summer Food Service Program Agreement to Provide Food Service with Riverside Unified School District in the amount of \$156,000, contingent upon the receipt of grant funds from the State of California; and (5) authorized the City Manager, or his designee, to execute the Summer Food Services Agreement with Riverside Unified School District, including making minor and nonsubstantive changes.

**PREFERENTIAL PARKING ZONE - CASS/POLK/LIVELY - RESOLUTION**

The City Council adopted a resolution to establish a "No Parking Between the Hours of 5 p.m. to 7 a.m. Monday through Friday Except Holidays, with Preferential Permit Parking for Residents" Zone on both sides of Cass Street from Polk Street to Lively Street; whereupon, the title having been read and further reading waived, Resolution No. 23444 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Establish a Preferential Parking Zone on Cass Street, was presented and adopted.



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1	2	3	4	5	6	7

**PREFERENTIAL PARKING ZONE - FIFTH/LOCUST/BROCKTON - RESOLUTION**

The City Council adopted a resolution to establish a "Two Hour Parking Between the Hours of 9 a.m. to 5 p.m. Monday through Friday, Except Holidays, with Preferential Permit Parking for Residents" Zone on both sides of Fifth Street between Locust Street and Brockton Avenue; whereupon, the title having been read and further reading waived, Resolution No. 23445 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Establish a Preferential Parking Zone on Fifth Street, was presented and adopted.

DISCUSSION CALENDAR

**CALIFORNIA STATE COASTAL CONSERVANCY GRANT - RIVERSIDE-GATEWAY PROJECT SUITE - SUPPLEMENTAL APPROPRIATION - RESOLUTION**

Following discussion, the City Council (1) adopted a resolution approving the filing of a grant application for funding from the California State Coastal Conservancy for the River-side Gateway Project Suite, including parkland acquisition, planning, conceptual design, and environmental compliance for multiple park projects along the Santa Ana River; (2) upon grant award, authorized an increase in estimated revenues in the amount of \$2,358,500 and appropriated expenditures in the same amount to Santa Ana River Coastal Conservancy Account 9339900102-44022000; (3) approved the use of matching grant funds in the amount of \$90,000 from Recreational Trail Fee Account 0000413-340349 and \$300,000 from Regional Park Development Account 0000413-340345 and transfer funds in the same amount to Santa Ana River Coastal Conservancy Account 9339910245-44030500; and (4) authorized the City Manager, or his designee, to execute all necessary documents to implement the approval of the grant application and to carry out the grant project on behalf of the City, including making minor and non-substantive changes; whereupon, the title having been read and further reading waived, Resolution No. 23446 of the City Council of



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the City of Riverside, California, Approving the Grant of Funds from the California State Coastal Conservancy for the River-Side Gateway Project Suite, was presented and adopted.	Motion Second All Ayes	X		X				
SECTION 115 PENSION TRUST FUND - CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM LONG-TERM LIABILITY Following discussion, the City Council approved the City Council Finance Committee recommendation to establish a Section 115 Pension Trust Fund to help mitigate Long-Term Fiscal Management of the California Public Employees Retirement System liability.	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.								
ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION There were no future items requested at this time.								
The City Council adjourned at 7:46 p.m.								
Respectfully submitted,								
EVA ARSEO Assistant City Clerk								