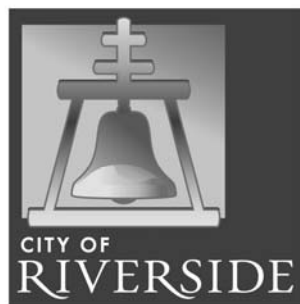




***CITY COUNCIL  
AND  
SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY  
MINUTES***



*City of Arts & Innovation*

**CITY COUNCIL  
AND  
SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY  
MINUTES**

TUESDAY, JANUARY 24, 2017, 3 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL

WARDS

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	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

MAYOR/COUNCILMEMBER COMMUNICATIONS

BRIEF STATUS REPORTS FOR REGIONAL ORGANIZATIONS, CONFERENCES, SEMINARS, AND MEETINGS ATTENDED BY MAYOR AND CITY COUNCIL - WARD UPDATES - ANNOUNCEMENTS

Councilmember Burnard reported on the State of the City Address, the Sister City Ensenada presentation, and a Ward 7 community meeting. Councilmember Perry reported on the Riverside Sport Hall of Fame Wall of Distinction, the Chambers of Commerce Mega Mixer, and storm drain clearings. Councilmember Davis reported on the League of California Cities Revenue and Taxation Committee, the Asian Pacific Cultural Association Golden Dragon VIP Dinner, and the Lunar Festival. Councilmember Soubrious reported on the State of the City Address, and Vestar, the Manager of Riverside Plaza. Councilmember MacArthur reported on the Fourth Annual Grow Riverside Conference, the Citrus Circle Dinner, and farm tours. Mayor Bailey reported on the Start R.I.G.H.T Campaign and Color Run and the What Works Cities grant.

PRESENTATIONS

Mayor Bailey presented a Proclamation to Riverside NAACP 2nd Vice President Sharron Lewis-Campbell who recognized Black History Month.

RIVERSIDE PRIDE SUCCESS REPORT

Riverside Neighborhood Partnership Member Tom Donahue presented "Lincoln Park Neighborhood Group - 10 years of Community Engagement."

ORAL COMMUNICATIONS FROM THE AUDIENCE

Phyllis Purcell spoke regarding seniors and affordable healthcare. Marilyn Whitney spoke regarding the Agricultural Park. Theresa Newham spoke regarding the Agricultural Park and West Coast Blues education. Shirley Ferrante spoke regarding closure of the Riverside Office of Kamala Harris, President Trump's tax returns, a health van, gun safety, violence, Sanctuary Cities, border security, and the National debt. Alec Gerry, John Falat, and David Cocker spoke regarding the Sycamore Highlands Mega Warehouse development. Karen Wright spoke regarding the Sycamore Highlands Mega Warehouse development, the Downtown Strategic Parking Plan, Measure Z, the Budget Engagement Commission, and the Consent Calendar.



*City of Arts & Innovation*

# **CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY MINUTES**

TUESDAY, JANUARY 24, 2017, 3 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL

WARDS

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	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

## **CONSENT CALENDAR**

The following items were approved by one motion affirming the actions appropriate to each item with Councilmember Melendrez disqualifying himself from the item regarding the Third Amendment to Lease Agreement with Varner & Brandt, LLC, for 13,936 square-feet of rentable space in the Mission Square Office Building located at 3750 University Avenue.

Motion  
Second  
All Ayes

X

## **GENERAL MUNICIPAL ELECTION - RESOLUTION**

The City Council (1) adopted a resolution calling the General Municipal Election to be held June 6, 2017, to elect Members of the City Council for Wards 2, 4, and 6, and consenting to the Registrar of Voters rendering election services to the City as requested by the City Clerk with the County of Riverside to be reimbursed in full for the services; (2) directed the City Clerk to permit electronic distribution of Candidate Statements of Qualifications pursuant to Elections Code Section 13307 for the June 6, 2017, election and all future elections; and (3) continued the practice of requiring the candidates to pay the costs for publication of Candidate Statements of Qualifications; whereupon, the title having been read and further reading waived, Resolution No. 23136 of the City Council of the City of Riverside, California, Ordering, Calling, Providing for and Giving Notice of a General Municipal Election to be Held June 6, 2017, to be Conducted Wholly by Mail-In Ballot in the City of Riverside for the Purpose of Electing a Member of the City Council from the Second, Fourth and Sixth Wards of Said City of Riverside, was presented and adopted.

## **BOARD AND COMMISSION RESIGNATION**

The City Council accepted the resignation of Justin M. Nelson (Ward 2) from the Transportation Board, effective immediately, and requested the City Clerk to process the vacancy.

## **MINUTES**

The Minutes of the City Council meeting of January 10, 2017, were approved as presented.

## **SERVICE LINE HOME WARRANTY PROGRAM**

The City Council approved the Finance Committee recommendations to (1) refrain from an official endorsement of a service line home warranty program; and (2) direct staff to expand public education outreach efforts to distribute information to the public regarding available service line home warranty programs.



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GARDNER	1	
MELENDREZ	2	
SOUBIROUS	3	
DAVIS	4	
MACARTHUR	5	
PERRY	6	
BURNARD	7	

The City Council (1) approved an amendment to the 2016-17 Housing and Urban Development Annual Action Plan to reprogram \$100,000 in Community Development Block Grant funds from the originally approved Americans with Disabilities Act Street Improvements Project to construct 26 pedestrian ramps at various locations throughout Ward 1 to the newly revised Americans with Disabilities Act Street Improvement Project to construct sidewalks and pedestrian ramps along the Fairmount Park area, Locust Street, and Redwood Drive allowing for improved pedestrian access to the park from nearby neighborhoods; (2) authorized the City Attorney's Office to prepare the Community Development Block Grant Memorandum of Understanding with the Public Works Department for the allocated amount and authorized the City Manager, or his designee, to execute the Memorandum of Understanding, including making minor non-substantive changes, and to sign all documents and instruments necessary to implement this action; and (3) authorized the Finance Department to appropriate the funds to General Fund (101) project accounts to be assigned by the Chief Financial Officer and to be offset by an equal appropriation to object 895220 charging the project expenditures to the CDBG Fund (220).



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MINUTES**

TUESDAY, JANUARY 24, 2017, 3 P.M.  
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CITY HALL

WARDS

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	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

**AGREEMENT - CONVEYANCE OF EASEMENT - BANK OF AMERICA  
NATIONAL TRUST AND SAVINGS ASSOCIATION - RIVERSIDE  
TRANSMISSION RELIABILITY PROJECT - 10297 MAGNOLIA**

The City Council (1) approved the Agreement for Conveyance of Easement with the property owner, Bank of America National Trust and Savings Association, for the purchase price of \$78,100 from the Public Utilities Electrical Capital Account for acquisition of an easement for the Riverside Transmission Reliability Project at 10297 Magnolia Avenue, Assessor's Parcel Number 145-220-032; and (2) authorized the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$3,000 for title and escrow fees, and related miscellaneous closing costs, for a total cost not-to-exceed \$81,100.

**AGREEMENT - CONVEYANCE OF EASEMENT - FAMILY TRUST OF  
HEINZ F. ZWINGLER AND BETTY LEE ZWINGLER - RIVERSIDE  
TRANSMISSION RELIABILITY PROJECT - 7509 ARLINGTON**

The City Council (1) approved the Agreement for Conveyance of Easement with the property owner, 7509 Arlington Avenue Trust and Family Trust of Heinz F. Zwingler and Betty Lee Zwingler for acquisition of two easements on a portion of 7509 Arlington Avenue for the Riverside Transmission Reliability Project, Assessor's Parcel Number 155-290-017, for \$160,093; and (2) authorized the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$3,000 for title and escrow fees, and related miscellaneous closing costs, for a total cost not-to-exceed \$163,093 from Public Utilities Electrical Capital Account.

**AMENDMENT TO LEASE AGREEMENT - MISSION SQUARE OFFICE  
BUILDING - 3750 UNIVERSITY**

The City Council (1) approved the Third Amendment to the Lease Agreement with Varner & Brandt, LLP, Riverside, for an estimated \$2,278,320 in revenue for approximately 13,936 square feet of rentable space in the Mission Square Office Building located at 3750 University Avenue, Suite 610, through February 28, 2022; and (2) authorized the City Manager, or his designee, to execute the Third Lease Amendment, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

Disqualified

X



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WARDS

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	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

**AGREEMENTS - STATE BOARD OF EQUALIZATION -  
IMPLEMENTATION OF MEASURE Z - RESOLUTIONS**

The City Council (1) adopted a resolution approving the Preparatory Agreement and the Administrative Agreement with the State Board of Equalization for implementation of Measure Z, a one percent transaction and use tax; (2) authorized the City Manager, or designee, to execute the Agreements; and (3) adopted a resolution authorizing the City Manager, Assistant City Managers, Chief Financial Officer/Treasurer, or their designees, and the consultant Hinderliter, De Llamas and Associates, access to confidential and use tax records collected by the State Board of Equalization; whereupon, the title having been read and further reading waived, Resolution No. 23137 of the City Council of the City of Riverside, California, Authorizing the City Manager, or His Designee to Execute Agreements with the State Board of Equalization for Implementation of a Local Transactions and Use Tax (Measure Z); and Resolution No. 23138 of the City Council of the City of Riverside, California, Authorizing the Examination of Transactions (Sales) and Use Tax Records, were presented and adopted.

**CALIFORNIA FIRE FIGHTER JOINT APPRENTICESHIP COMMITTEE -  
TRAINING REIMBURSEMENT FUNDS - SUPPLEMENTAL  
APPROPRIATION**

The City Council (1) accepted training reimbursement funds from California Fire Fighter Joint Apprenticeship Committee (CFFJAC) in the amount of \$25,000; and (2) increased revenues in the amount of \$25,000 in CFFJAC Project Account 9773400885-37420000 and appropriated expenditures in the same amount to CFFJAC Project Account 9773400885-42680000 for fire training and related needs.

**COMMERCIAL LEASE AGREEMENT - WATER UTILITY-OWNED  
PROPERTY - 1388 SOUTH E STREET, SAN BERNARDINO**

The City Council (1) approved the Commercial Lease Agreement with DriveTime Car Sales Company, LLC, Phoenix, Arizona, for \$832,000 in rental revenue for an initial term of five years for Water Utility-owned property of 4.2 acres of vacant land located at 1388 South E Street, south of Orange Show Road, San Bernardino; (2) authorized the City Manager, or his designee, to execute the Commercial Lease Agreement and all necessary documents, including making minor non-substantive changes to those documents; and (3) authorized the City Manager, or his designee, to execute each of the four five-year extensions to the lease, in accord with the terms of the lease.



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CITY HALL

## WARDS

## COUNCILMEMBERS

B	P	M	D	S	G
U	E	E	A	O	A
R	R	N	R	I	R
N	Y	D	T	R	N
A		R	H		
R		E			
D		Z			

1	2	3	4	5	6	7
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POWER PURCHASE AGREEMENT AMENDMENT - SAN BERNARDINO  
WELLS SOLAR PHOTOVOLTAIC PROJECT

The City Council (1) determined, based upon the Initial Studies, Mitigated Negative Declarations, and Mitigation Monitoring and Reporting Programs prepared for the San Bernardino Wells Project, adopted on January 10, 2017, the comments and findings therein, written and oral made prior to Project approval, that that the Project will have a less than significant effect on the environment with mitigation incorporated; (2) approved the San Bernardino Wells Solar Project; (3) approved the Amended and Restated Power Purchase Agreement with Solar Star California XXXIX, LLC, for approximately \$433,500 for Fiscal Year 2017-18 and \$690,000 for Fiscal Year 2018-19 from Public Utilities Department Budget to design, construct, operate, and maintain a cumulative 4.50 megawatt solar photovoltaic energy generation located at City-owned Well Sites: Scheuer, Garner, and Cooley Wells properties in the County of San Bernardino for a term of 25 years; (4) authorized the City Manager, or his designee, to execute the Amended and Restated Power Purchase Agreement, as well as any future amendments or extensions to the Amended and Restated Power Purchase Agreement under the terms and conditions substantially similar or superior to this Amended and Restated Power Purchase Agreement; (5) authorized the City Manager, or his designee, to execute any documents necessary to administer the Amended and Restated Power Purchase Agreement that are consistent with the established policies by the City Council; and (6) authorized the City Manager, or his designee, to terminate the Amended and Restated Power Purchase Agreement for circumstances provided in the Agreement.

## 2017-18 ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

The Successor Agency to the Redevelopment Agency recommended that the Oversight Board adopt a resolution approving the Recognized Obligation Payment Schedule for expenditures from July 1, 2016, through June 30, 2018, as outlined in the written staff report.

## DISCUSSION CALENDAR

## BODY-WORN CAMERA PROGRAM UPDATE

Following discussion, the City Council received and ordered filed the presentation on the Police Department's body-worn camera program.

Motion  
Second  
All Ayes

## DOWNTOWN STRATEGIC PARKING PLAN - PARKING RATE AND HOUR SCHEDULE AMENDMENT - RESOLUTION

Following discussion, the City Council (1) approved the City Council Utility Services/Land Use/Energy Development Committee recommendation to





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CITY HALL

GARDNER	MELENDREZ	SOUBIROUS	DAVIS	MACARTHUR	PERRY	BURNARD
1	2	3	4	5	6	7
X X	X	X	X	X	X	X X

Motion  
Second  
Ayes  
Noes

COLLEEN J. NICOL  
City Clerk