

CITY OF RIVERSIDE

BOARD OF PUBLIC UTILITIES

Minutes of: Regular Meeting of the Board of Public Utilities  
Date of Meeting: July 24, 2017  
Time of Meeting: 6:30 p.m.  
Place of Meeting: Art Pick Council Chambers  
3900 Main Street (at Main and Tenth Streets)  
Riverside, California

**PLEDGE OF ALLEGIANCE TO THE FLAG WAS GIVEN**

**Roll Call**

Present:	Dave Austin (Chair)	Jennifer O'Farrell (Vice Chair)
	David Crohn	Kevin Foust
	Gil Ocegüera	Jo Lynne Russo-Pereyra
	Elizabeth Sanchez-Monville	Andrew Walcker

Absent: None.

**PRESENTATIONS**

1 EMPLOYEE RECOGNITION AWARD FOR GENIE LEE, SENIOR ACCOUNTANT

The Board of Public Utilities recognized Genie Lee, Senior Accountant, for her hard work and dedication to Riverside Public Utilities and the City of Riverside.

**CITIZENS PARTICIPATION**

2 Ms. Erin Snyder spoke regarding the Northside Specific Plan.

**CONSENT CALENDAR**

A motion was made to approve the following items on the Consent Calendar with the exception of Item 7, which was pulled from the agenda by staff to be presented to the Board at a later date:

Motion – Ocegüera. Second – Sanchez-Monville.

Ayes: Austin, O'Farrell, Crohn, Foust, Ocegüera, Russo-Pereyra, Sanchez-Monville, and Walcker.

Absent: None.

**Minutes**

3 The minutes of the Board of Public Utilities regular meeting held on July 10, 2017 was approved as submitted.

**Other Items**

4 CONSENT TO ENCUMBRANCE AND ESTOPPEL CERTIFICATE WITH JVE HOLDING, LLC AND COMMONWEALTH BUSINESS BANK – 1408-1520 SOUTH E STREET, SAN BERNARDINO, CALIFORNIA

The Board of Public Utilities recommended that the City Council:

1. Approve the Consent to Encumbrance and Estoppel Certificate with JVE Holding, LLC and Commonwealth Business Bank; and

2. Authorize the City Manager, or his designee, to execute the Certificate, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.

5 COMMERCIAL MULTI-TENANT LEASE – TRIPLE NET MISSION SQUARE AGREEMENT WITH RUBEN BARRAGAN AND LUIS HERNANDEZ DOING BUSINESS AS FIRE UP GRILL, FOR A FIVE-YEAR TERM AT 3750 UNIVERSITY AVENUE, SUITE M, IN THE AMOUNT OF \$136,976.64

The Board of Public Utilities recommended that the City Council:

1. Approve the Commercial Multi-Tenant Lease – Triple Net Mission Square Agreement with Ruben Barragan and Luis Hernandez, doing business as Fire Up Grill, for a five-year term with an option for one five-year extension, for approximately 1,000 square feet of rentable space located at 3750 University Avenue, Suite M; and
2. Authorize the City manager, or his designee, to execute the Commercial Multi-Tenant Lease – Triple Net Mission Square Agreement, and the optional five-year extension, with Ruben Barragan and Luis Hernandez, doing business as Fire Up Grill, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

6 FIRST AMENDMENT TO COMMERCIAL MULTI-TENANT LEASE WITH MIKE KIM, LAURA KIM AND PARAMOUNT CELLULAR WORLD, LLC, 3750 UNIVERSITY AVENUE, SUITE 110 – TO ALLOW FOR A 3-MONTH RENT ABATEMENT

The Board of Public Utilities recommended that the City Council:

1. Approve the First Amendment to Commercial Multi-Tenant Lease - to allow for a 3-month rent abatement –with Mike Kim, Laura Kim, and Paramount Cellular World, LLC for approximately 1,185 square feet of rentable space located at 3750 University Avenue, Suite 110; and
2. Authorize the City manager, or his designee, to execute the First Amendment to Commercial Multi-Tenant Lease –with Mike Kim, Laura Kim, and Paramount Cellular World, LLC, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

7 PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH KPMG LLP FOR ACCOUNTING SERVICES FOR RIVERSIDE PUBLIC UTILITIES OVERTIME AUDIT, FOR AN AMOUNT NOT TO EXCEED \$75,000

This item was pulled from the agenda by staff to be presented to the Board at a later date.

## **DISCUSSION CALENDAR**

8 REVIEW OF CITY OF RIVERSIDE CODE OF ETHICS

The Board of Public Utilities reviewed and discussed the City's Code of Ethics to determine if there are any recommendations to be submitted to the City Council's Governmental Affairs Committee and the City's Board of Ethics for consideration.

After discussion, the Board of Public Utilities unanimously voted to make the following recommendations and comments to the Governmental Affairs Committee:

1. Reexamine whether the City Attorney be able to provide legal advice at the hearings to the party against whom the complaint is brought;
2. That Board and Commission members should not be subject to the complaint process for violations of the Prohibited Conduct section of the Code of Ethics;
3. Board of Ethics should be able to exercise discretion in determining violations;
4. The time for the hearings is too long and should be limited;
5. Cross-examinations during the hearings should be restricted or eliminated;
6. The rules set forth in the Code of Ethics are too difficult to understand;
7. There should be a prescreening of complaints before that setting of a hearing, including consideration of past frivolous or malicious complaints brought by the complaining party;
8. Amend Riverside Municipal Code section 2.78.060(M) to specifically reference Board or Commission Standing Rules as a policy of the City; and
9. Limit evidence presented during the hearing to solely what was presented in the complaint.

Motion – Walcker. Second – Russo-Pereyra.

Ayes: Austin, O'Farrell, Crohn, Foust, Oceguela, Russo-Pereyra, Sanchez-Monville, and Walcker.

Absent: None.

#### 9 RIVERSIDE TRANSMISSION RELIABILITY PROJECT (RTRP) UPDATE

Assistant General Manager George Hanson presented an update of the Riverside Transmission Reliability Project (RTRP) including history, need for the project, current discussion with Jurupa Valley and Southern California Edison and projected schedule for completion.

Following discussion, the Board of Public Utilities received and filed this presentation and oral update.

Motion – Crohn. Second – Oceguela.

Ayes: Austin, O'Farrell, Crohn, Foust, Oceguela, Russo-Pereyra, Sanchez-Monville, and Walcker.

Absent: None.

#### **BOARD MEMBER/STAFF COMMUNICATIONS**

#### 10 SYSTEMATIC REPORTING ON MEETINGS/CONFERENCES/SEMINARS BY BOARD MEMBERS AND/OR STAFF

None.

11 ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION AS  
REQUESTED BY A MEMBER OF THE BOARD OF PUBLIC UTILITIES

None.

**GENERAL MANAGER'S REPORT**

- 12 Electric / Water / Consultant Contract Panel Update as of July 1 2017
- 13 SCPPA Resolution Billings – May 2017
- 14 Financial Statements – May 2017
- 15 Open Work Orders over \$200,000 and Closed Work Orders – Summary Report for June 2017
- 16 Upcoming Meetings
- 17 Electric / Water Utility Acronyms
- 18 City Council / Committee Agendas – July 11, 2017

**UPCOMING MEETING**

Chair Dave Austin adjourned the meeting at approximately 8:20 p.m. The next regular meeting of the Board of Public Utilities will be on Monday, August 14, 2017 at 6:30 p.m. in the Art Pick Council Chamber, Riverside, California.

By: 

Girish Balachandran, Secretary  
Board of Public Utilities

Approved by: City of Riverside Board of Public Utilities

Dated: August 14, 2017