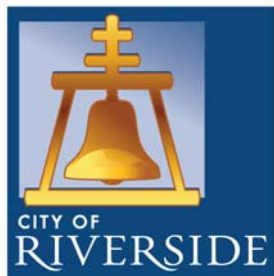


*City of Arts & Innovation*

## CITY COUNCIL AND HOUSING AUTHORITY MINUTES

TUESDAY, MAY 7, 2019, 2 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

		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 2 p.m., in the Art Pick Council Chamber with all Councilmembers present.								
ORAL COMMUNICATIONS FROM THE AUDIENCE Bernice Gunn spoke regarding a mulch storage fire hazard.								
<u>COMMUNICATIONS</u>								
LEGISLATIVE REPORT The Intergovernmental relations and legislative update was not held.								
<u>PRESENTATION</u>								
Following discussion and without formal motion, the City Council received and ordered filed the City Clerk's Office overview and employee recognition.								
<u>DISCUSSION CALENDAR</u>								
MIXED-USE HOTEL, RESIDENTIAL, COMMERCIAL, PARKING GARAGE, AND CONVENTION CENTER EXPANSION PROJECT - ORANGE/THIRD/FIFTH								
Following discussion, the City Council (1) selected the Greens Group and Griffin Swinerton joint proposal for development of a mixed-use hotel, residential, retail, office, Convention Center expansion, public amphitheater, and new parking garage project; (2) directed staff to negotiate a Purchase, Sale and Development Agreement with the Greens Group for the private development portion of the project; (3) directed staff to negotiate a Lease and Lease-Back Agreement with Griffin Swinerton for including an expansion of the Convention Center, public amphitheater, and construction of a new 1,036-stall public parking garage for the P3 development portion of the Property; and (4) directed staff to return to the City Council on future steps in the project.	Motion Second Ayes Noes	X  X  X	 X X  X	   X	  X X  X	  X X  X	  X X  X	   X

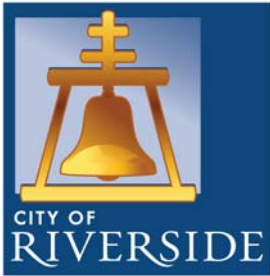


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***CITY COUNCIL  
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TUESDAY, MAY 7, 2019, 2 P.M.  
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		G A R D N E R	M E L E N D R E Z	S O U B I R O U S	C O N D E R	M A C A R T H U R	P E R R Y	A D A M S
	WARDS	1	2	3	4	5	6	7
<p><b>ELECTRIC FUND CASH RESERVE - SUPPLEMENTAL APPROPRIATION</b> Following discussion, the City Council (1) authorized a supplemental appropriation in the amount of \$7,000,000 from the Electric Fund Unrestricted, Undesignated Cash Reserve due to higher than anticipated retail energy load and abnormally elevated gas and power prices during the summer of 2018 and continued elevated gas prices during the winter of Fiscal Year 2018-19; and (2) appropriated expenditures in the amount of \$7,000,000 to Electric Fund Power Supply Account 6120100-422926 for the remainder of Fiscal Year 2018-19.</p> <p><u>CLOSED SESSIONS</u></p> <p>The closed sessions pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Public Watchdogs v California State Land Commission, etc., et al.; San Diego Superior Court Case No. 37-2019-00020624-CU-WM-NC; (2) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Christopher Carnahan v. City of Riverside, WCAB Claim No. ADJ 9243925; (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 were not held.</p>	<p>Motion Second All Ayes</p>						X	X



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1	2	3	4	5	6	7

**RECESS**

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

The Invocation was given by Councilmember Mac Arthur.

The Pledge of Allegiance was given to the Flag.

**MAYOR/COUNCILMEMBER COMMUNICATIONS**

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

Councilmember Soubious reported on National Police Week. Councilmember Gardner reported on the Show and Go Car Show and Parade and the June 4, 2019, Election. Councilmember Conder reported on the Show and Go Car Show. Councilmember Perry reported on College Signing Day, the Hillcrest High School competitive basketball games, and the Arlanza Boxing Club. Mayor Bailey reported on Sendai Student Delegation, the Brenner-Fiedler business visit, Southern California Association of Governments, the Riverside Unified School District and University Health Systems "You Are Enough Walk", and the Inland California Rising Summit Conference.

**PRESENTATIONS**

Mayor Bailey called upon Councilmembers Perry and Adams to recognize Norte Vista High School Automotive Class for their achievements.

Mayor Bailey called upon Arlington Business Partnership Executive Director Andrew Guerra to announce the Chili Cook-Off for May 25, 2019.

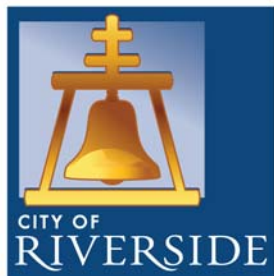
Mayor Bailey called upon Riverside Road Runners President Jim DeWoody to recognize City support of Citrus Heritage Run and



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GARDNER	MELINDREZ	SUBIROUS	CONDER	MACARTHUR	PERRY	ADAMS
1	2	3	4	5	6	7

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## CITY COUNCIL AND HOUSING AUTHORITY MINUTES

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	WARDS	1	2	3	4	5	6	7
the City Council of the City of Riverside and Related Functions and Activities and Rescinding All Prior Actions Taken Thereto, and Repealing Resolution No. 23344, was presented and adopted.	Ayes Noes	X	X	X	X	X	X	X
<b>BOARD AND COMMISSION APPOINTMENTS</b>								
The Mayor and City Council appointed (1) Reginald L. Kyles to the Ward 4 Business seat on the Budget Engagement Commission for a term ending March 1, 2023; and (2) Andrew C. Walcker to the Ward 5 Business seat on the Budget Engagement Commission for a term ending March 1, 2021.								
<b>MINUTES</b>								
The Minutes of the City Council meetings of April 16 and 23, 2019, were approved as presented.								
<b>TERMINATION OF RENEWAL POWER SALES CONTRACT WITH INTERMOUNTAIN POWER AGENCY - EXIT FROM INTERMOUNTAIN POWER PROJECT REPOWER PROJECT</b>								
The City Council authorized (1) termination of the Renewal Power Sales Contract between the Intermountain Power Agency and the City of Riverside effective November 1, 2019; (2) the City of Riverside's exit from the Intermountain Power Project Repower Project upon the expiration date of the current Power Sales Contract on June 15, 2027; and (3) the City Manager, or designee, to provide written notice to the Intermountain Power Agency to terminate the Renewal Power Sales Contract between the Intermountain Power Agency and the City of Riverside, and execute any other documents as necessary to effectuate termination of the contract effective November 1, 2019, and exit from the Intermountain Power Project Repower Project upon the expiration date of the current Power Sales Contract on June 15, 2027.								
<b>ANNOUNCEMENT OF COMMITTEE MEETINGS</b>								
The City Council Community Services and Youth Committee will meet at 2 p.m. on Wednesday, May 8, 2019, in the Art Pick Council Chamber.								



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ADAMS	7	
PERRY	6	
MACARTHUR	5	
CONDER	4	
SOUDEIROUS	3	
MELNDRIZ	2	
GARDNER	1	

2017-18 HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLAN  
AMENDMENT - COMMUNITY SETTLEMENT ASSOCIATION OF RIVERSIDE

The City Council (1) authorized an amendment to the 2017-18 Housing and Urban Development Annual Action Plan to cancel the Community Settlement Association of Riverside Interior Rehabilitation Improvements to Facility project with the original \$40,000 funding to be recommended for reprogramming for Community Development Block Grant eligible activities at a future date; and (2) authorized the City Manager, or his designee, to execute the Amendment, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.

The City Council (1) ratified the application for the Invest Health Field Building Grant submitted by staff in March 2019; (2) authorized acceptance of the Invest Health Field Building Grant award in the amount of \$75,000 from the Reinvestment Fund, Inc.; (3) authorized an increase in estimated revenue in the amount of \$75,000 to account number 9896500-339000 and appropriated expenditures in the same amount to Account 9896500-440440; and (4) authorized the City Manager, or his designee, to execute the Invest Health Field Building Grant Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

The City Council awarded Bid 1910 to Fisher Scientific, LLC, Pittsburgh, Pennsylvania, in the amount of \$113,741.94 plus tax at the applicable tax rate from Urban Area Security Initiative Fiscal Year 2018 Budget for purchase of a hazardous materials/chemical identification monitor for the Riverside Urban Area Security Initiative region.

The City Council (1) approved purchase of two replacement natural





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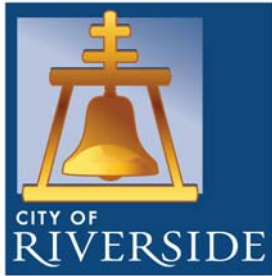
gas 2112 combination sewer cleaner-vacuum trucks to maintain the sanitary sewer system from Haaker Equipment Company, La Verne, for \$1,063,685.94 from Sewer Enterprise Fund Automotive Equipment Account and Air Quality Improvement Fund, and in accordance with Purchasing Resolution 23256, Section 602(e); (2) approved purchase of one replacement natural gas vactor truck to maintain the storm drain network from Haaker Equipment Company of La Verne, California, in accordance with Purchasing Resolution 23256, Section 602(e) for \$531,842.97; (3) authorized the City Manager, or his designee, to execute all documents necessary to complete the purchase including making minor and non-substantive changes; (4) authorized a supplemental appropriation in the amount of \$813,685.94 from the Sewer Enterprise Reserve fund balance (550) to Automotive Equipment Account 4125100-462100; and (5) authorized a supplemental appropriation in the amount of \$531,842.97 from available fund balance in the Public Works Air Quality Improvement Fund (240) to Public Works-Sundry-AQMD/Automotive Equipment Account 4140100-462100.

**CALIFORNIA STATE LIBRARY GRANT AWARD - LUNCH AT THE LIBRARY PROGRAM - SUPPLEMENTAL APPROPRIATION**

The City Council (1) accepted a grant award from the California State Library, Library Services and Technology Act for the Lunch at the Library Program in the amount of \$14,000; (2) authorized, upon approval, an increase in estimated revenues in revenue account 9339200102-33410000 in the amount of \$14,000 and appropriated expenditures in the same amount into Library expenditure account 9339200102-44021000; and (3) authorized the City Manager, or his designee, to make non-substantive changes and execute all grant related documents.

**CALIFORNIA STATE LIBRARY DÍA DE LOS NIÑOS PARTICIPATION - SUPPLEMENTAL APPROPRIATION**

The City Council (1) authorized Riverside Public Library participation in the California State Library Día de Los Niños reimbursement opportunity in the amount of \$1,000 funded by the Library Services and Technology Act to provide programs at Main and Orange



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Terrace Libraries; and (2) authorized an increase in revenue in the amount of \$1,000 to Revenue Account 5135000000-37420000 and supplemental appropriation in the same amount to Special Department Supplies Account 5135000000-42680000.

DEACCESSION OF 1935-1970 AMAZONIAN CANOE, OAR, AND TILLER  
The City Council approved the deaccession of a 1935-1970 Amazonian canoe, oar, and tiller (A1010-1A, 1B, 1C).

JURUPA MOUNTAINS DISCOVERY CENTER DONATION SURPLUS  
The City Council approved donation of Museum Department surplus items including desks, chairs, shelves, storage units, terrariums, and exhibitry to the Jurupa Mountains Discovery Center.

MEMORANDUM OF UNDERSTANDING - HARADA HOUSE FOUNDATION  
The City Council (1) approved the Memorandum of Understanding between the Riverside Metropolitan Museum (now the Museum of Riverside) and the Harada House Foundation for a term of twelve months, to renew automatically for additional terms of twelve months, unless otherwise terminated; and (2) authorized the City Manager, or his designee, to execute the Memorandum of Understanding between the Riverside Metropolitan Museum (now the Museum of Riverside) and the Harada House Foundation, including making minor, non-substantive changes.

MEASURE Z - MOTOROLA PORTABLE RADIOS  
The City Council approved purchase of fifteen Motorola APX 6000 700/800 model 3.5 portable radios, accessories, and three-year service warranty from Motorola Solutions, San Diego, in the amount of \$91,029.13 from Measure Z Special Department Supplies Account and in accordance with Purchasing Resolution No. 23256, Section 602(c) and (e).





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1	2	3	4	5	6	7

**COMPUTERS FOR POLICE DEPARTMENT**

The City Council approved purchase of 100 Dell OptiPlex 7060 SFF computers from Dell Technology Company in the amount of \$88,104.67 from State COPS Account and in accordance with Purchasing Resolution No. 23256, Section 602(e).

**SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS ACTIVE TRANSPORTATION PLAN GRANT**

The City Council (1) accepted a grant award from Southern California Association of Governments in the amount of \$250,000 for the collaborative development of a combined Active Transportation Plan and Pedestrian Target Hardening Plan; (2) authorized a local cash match in the amount of \$125,000 from the Active Transportation Plan Account 9902333-440313 (Measure A Funds); (3) authorized use of \$75,000 in remaining Active Transportation Plan funds from Active Transportation Plan Account 9902333-440313 (Measure A Funds) and approved the transfer of funds to a newly created Open Streets Planning Account to be used for preparation of logistics plans for three open streets events across the City of Riverside; and (4) authorized the City Manager, or his designee, to execute all grant documents for the combined Active Transportation Plan and Pedestrian Target Hardening Plan project, including making minor and non-substantive changes.

**DISCUSSION CALENDAR**

**HOUSING AUTHORITY - LOAN AGREEMENT - ST. MICHAEL'S HOUSING PROJECT - 4070 JACKSON - SUPPLEMENTAL APPROPRIATION**

Following discussion, the Housing Authority (1) approved a Loan Agreement with Community Development Partners to provide a \$2 million residual receipts loan for predevelopment and development costs related to construction of the St. Michael's housing project located at 4070 Jackson Street to provide 50 units of extremely-low and low-income housing for Riverside residents; (2) authorized the Executive Director, or his designee, to execute the Loan Agreement with Community Development Partners, including making minor and non-substantive changes; (3) authorized the



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ADAMS	7	
PERRY	6	
MACARTHUR	5	X
CONDER	4	
SOUROUS	3	X
MELNDRIZ	2	
GARDNER	1	

Executive Director, or his designee, to execute an assignment agreement to the Loan Agreement for a limited partnership that will be formed at a later date; and (4) authorized a supplemental appropriation of \$2 million from Housing Authority Fund Balance Account 0000280-298000 to a project account to be established by the Finance Department under the Housing Authority 280 Funds.

Motion  
Second  
All Ayes

The report by Highland Fairview President and Chief Executive Officer Iddo Benzeevi on Smart Logistics and Future of Jobs: Transforming the Global and Local Economy was continued.

Chief Assistant City Attorney Smith announced there was nothing to report on closed sessions.

Councilmember Adams requested a discussion of creating a Festival of Lights District and allocation of a portion of transient occupancy tax in support of the Festival of Lights to the City Council Finance Committee.

The City Council adjourned at 8:38 p.m.

Respectfully submitted,

COLLEEN J. NICOL  
City Clerk