

*City of Arts & Innovation*

## CITY COUNCIL MINUTES

TUESDAY, MARCH 2, 2021, 1 P.M.  
VIRTUAL MEETING  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

PRESENT: Mayor Lock Dawson, Councilmembers Edwards, Melendrez, Fierro, Conder, Perry, and Hemenway, and Councilwoman Plascencia

ABSENT: None

Mayor Lock Dawson called the meeting to order at 1 p.m.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

Karen Johnson spoke regarding the Dale Senior Center activities. Errol Koschewitz spoke regarding the Governor, senior citizens, and City finances. Rich Gardner spoke regarding the St. Michael's project. Scott Andrews spoke regarding CARES Act funding, vaccination program, and street paving. Jason Hunter spoke regarding return to in-person public meetings. Ms. Beltran spoke regarding the senior food program. One caller spoke regarding the vaccination sites.

### COMMUNICATIONS

#### INTERGOVERNMENTAL RELATIONS AND LEGISLATIVE UPDATE

The City Council received an update on Intergovernmental relations and legislation.

#### CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM CHALLENGE/FINANCIAL SOLVENCY UPDATE

Following discussion and without formal motion, the City Council received and ordered filed the California Public Employees Retirement System challenge/financial solvency update.

#### HOMELESS SOLUTIONS UPDATE

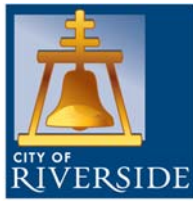
Following discussion and without formal motion, the City Council received and ordered filed the homeless solutions update.

#### HEALTH, SAFETY, AND SECURITY UPDATES

The City Council received an update on health, safety, and security.

#### RULES AND REGULATIONS CREATED OR SUSPENDED

There was no update on rules and regulations created or suspended.



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### PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

#### CASE P20-0134 - STREET AND ALLEY VACATION - LONGFELLOW ELEMENTARY SCHOOL FUTURE EXPANSION - SEVENTH STREET AND UNIVERSITY AVENUE

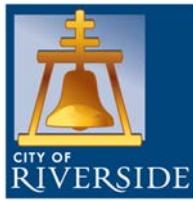
Hearing was called for a proposal by Gaby Adame, on behalf of Riverside Unified School District, to vacate a segment of Seventh Street and an unimproved public alley located west of Franklin Avenue between Seventh Street and University Avenue. No one spoke on the matter. The public hearing was officially closed. Following discussion, it was moved by Councilmember Melendrez and seconded by Councilmember Perry to (1) determine the proposed project is exempt from further California Environmental Quality Act review pursuant to Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act Guidelines, as the project will not have a significant effect on the environment; (2) approve Planning Case P20-0134 Street and Alley Vacation based on the findings summarized in the Planning Commission staff report and subject to the recommended conditions; and (3) adopt a Resolution vacating the subject right-of-way pursuant to the Public Streets, Highways and Service Easements Vacation Law; whereupon, the title having been read and further reading waived, Resolution No. 23860 of the City Council of Riverside, California, Making Its Findings and Determinations in the Matter of Resolution of Intention No. 23671; and Making Its Order Vacating an Approximately 7,268-square Foot Public Right-of-Way Consisting of a Segment of Seventh Street and an Approximately 3,150 Square Foot Area Consisting of an Unimproved Public Alley Located on the West Side of Franklin Avenue Between Seventh Street and University Avenue, was presented and adopted. The motion carried unanimously.

#### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 2019-2020 AMENDMENT OPTIONS - COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT FUNDING - AMENDMENT TO MEMORANDUM OF UNDERSTANDING FOR 2019-20 FOOD RESILIENCY PROGRAM

This item was removed from the agenda.

#### CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY - REVENUE BONDS - 50-UNIT MULTIFAMILY RENTAL HOUSING - ST. MICHAEL'S APARTMENTS - 4070 JACKSON - RESOLUTION - CONTINUED LATER IN THE DAY

Hearing was called under the Tax Equity and Fiscal Responsibility Act (TEFRA) regarding the issuance of revenue bonds, future refunding bonds, and the related plan of financing to finance or refinance the acquisition, rehabilitation, and development of a 50-unit multifamily rental housing project located at 4070 Jackson Street, generally known as St. Michael's, and adopt a resolution to authorize the issuance of revenue bonds or refunding bonds in an aggregate principal amount not-to-exceed \$15,000,000 by the



*City of Arts & Innovation*

## CITY COUNCIL MINUTES

TUESDAY, MARCH 2, 2021, 1 P.M.  
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California Statewide Communities Development Authority, on behalf of St. Michaels LP, a California limited partnership for the Project, which includes a plan of financing for the purpose of financing or refinancing the Project. Two people spoke on the matter. The public hearing continued later in the evening.

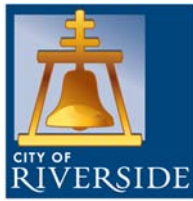
### PRESENTATION

#### PRIORITY BASED BUDGETING UPDATE

Following discussion and without formal motion, the City Council received and ordered filed the Priority Based Budgeting update.

### CLOSED SESSIONS

The Mayor and City Council adjourned to closed sessions pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Summer Parada, et al. v City of Riverside, Riverside Superior Court Case No. RIC 1818642; (2) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside v. ASAP Holding Co., et al., RCSC Case No. RIC 2003318; (3) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Christopher Desrosiers v City of Riverside, Court of Appeal, 4th District, Division 2, Case No. E075949; (Riverside Superior Court Case No. RIC 1811923); (4) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Shawn Casteel v. City of Riverside, et al., RCSC Case No. RIC 1906046; (5) 54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside v. Dunn Enterprises, Inc., dba Icetown, etc., et al., RCSC Case No.: RIC2003552; (6) §54956.8 to instruct City's Negotiator, Al Zelinka, regarding price and terms of payment for the purchase, sale, exchange, or lease of 1393 University Avenue (Farm House Motel) APN: 250-190-009, by Bailey California Properties, LLC; Scott Bailey, Kyler Bailey, Alyssa Digangi and Beverly Bailey, Negotiators; (7) 54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; (8) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; (9) §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 the 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;



*City of Arts & Innovation*

## CITY COUNCIL MINUTES

TUESDAY, MARCH 2, 2021, 1 P.M.  
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(10) \$54957 for appointment of City Clerk by City Council; (11) \$54957 for appointment of City Attorney by City Council; and (12) \$54957 for performance evaluation of City Manager.

### RECESS

The Mayor and City Council recessed at 2:35 p.m. and reconvened at 6:20 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.

The Invocation was given by Councilmember Fierro.

Councilmember Fierro led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

Aurora Chavez spoke regarding the St. Michael's project and homeless individuals in the parks. Errol Koschewitz spoke regarding the government and seniors in facilities.

### MAYOR/COUNCILMEMBER COMMUNICATIONS

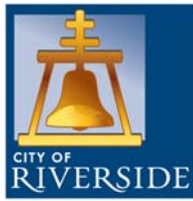
Councilmember Edwards reported on the Housing and Community Engagement Toolkit Launch at the UCR Center for Social Innovation, the Housing Element update community meeting, and office hours. Councilmember Conder reported on his participation in Reading Across America. Councilmember Perry thanked the Public Works Department for quick incident response, reported on his participation in Reading Across America, the Community Engagement series, and congratulated Ward 6 Council Assistant Sandy Garcia on her wedding. Councilmember Hemenway reported on his participation in Reading Across America. Mayor Lock Dawson reported on safety and security along the Santa Ana River bottom and illegal activity increase.

### PRESENTATION

Mayor Lock Dawson presented a proclamation in partnership with Councilmember Edwards and Councilwoman Plascencia commemorating March as Women's History Month.

### CONSENT CALENDAR

It was moved by Councilmember Hemenway and seconded by Councilmember Perry to approve the Consent Calendar as presented affirming the actions appropriate to each item with (1) Councilmember Conder voting no on the Memorandum of Understanding with Service Employees' International Union, Local 721, Refuse Unit; and



*City of Arts & Innovation*

## CITY COUNCIL MINUTES

TUESDAY, MARCH 2, 2021, 1 P.M.  
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(2) Councilmember Melendrez disqualifying himself from the adoption of Resolution to amend the Master Parking Schedule to establish a Timed 2-Hour, Timed No Parking, Passenger Loading Zones on Market Street as he owns property within 500 feet of the project. The motion carried unanimously.

### OUTSIDE COUNSEL PANEL ADDITION

The City Council (1) added the law firm of Holland and Hart to the City's approved attorney panel; (2) approved an expenditure in an amount not to exceed \$50,000 to represent the City for the negotiation of a power purchase agreement; and (3) authorized the Interim City Attorney to execute the standard Attorney Services Agreement with Holland and Hart.

### OUTSIDE COUNSEL EXPENDITURE REPORT

The City Council received and ordered filed the Outside Counsel Expenditure Report for the period of October 1, 2020, through December 31, 2020.

### MINUTES

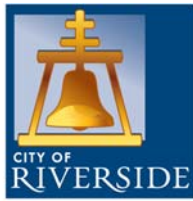
The minutes of the meetings of February 5, 9, and 16, 2021, were approved as presented.

### BID 7804 - COPPER PIPE INVENTORY

The City Council (1) awarded Bid 7804 to Ferguson Waterworks, Riverside, for the purchase of copper pipe for Fiscal Year 2020-21 in the amount of \$212,826.14, with a renewal option for four additional twelve (12) month periods; and (2) authorized the City Manager, or his designee, to execute all necessary documents, including making minor and non-substantive changes.

### MEMORANDUM OF UNDERSTANDING REVISIONS - SERVICE EMPLOYEES' INTERNATIONAL UNION LOCAL 721 - RESOLUTION

The City Council (1) approved the Memorandum of Understanding effective July 1, 2020, through June 30, 2022, which incorporates the negotiated revisions; (2) authorized the City Manager, or his designee, to execute the Memorandum of Understanding on behalf of the City, including making minor and non-substantive changes; and (3) adopted the Resolution amending the Master Fringe Benefits and Salary Plan to reflect the revised MOU provisions as outlined in the written staff report; whereupon, the title having been read and further reading waived, Resolution No. 23681 of the City Council of the City of Riverside, California, Amending Resolution No. 21052 to Amend Parts I and II of the Fringe Benefits and Salary Plan, to Reflect Various Updates and Changes in Connection with the



*City of Arts & Innovation*

## CITY COUNCIL MINUTES

TUESDAY, MARCH 2, 2021, 1 P.M.  
VIRTUAL MEETING  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

Memorandum of Understanding with the Service Employees' International Union (SEIU) Local 721, Refuse Unit, was presented and adopted.

### NATIONAL TRUST FOR HISTORIC PRESERVATION GRANT - HARADA HOUSE EXHIBITION - SUPPLEMENTAL APPROPRIATION

The City Council (1) approved the acceptance of grant funding in the amount of \$5,000 from the National Trust for Historic Preservation for a Harada House exhibition; (2) authorized the City Manager or his designee to execute all grant documents with National Trust for Historic Preservation including making minor and non-substantive changes to documents associated with the grant; and (3) authorized an increase in revenue and appropriation of expenditures in the amount of \$5,000 each to the Grants and Restricted Programs Fund National Trust Historic Preservation Account.

### ACCESSION OF ONE 1870'S WOMAN'S DRESS AND SUPPORTING ARCHIVAL RESOURCES

The City Council approved accession into the Museum of Riverside's permanent collection of one 1870s woman's dress and supporting archival resources.

### ACCESSION OF ONE CITRUS PACKING INDUSTRY TOOL

The City Council approved accession into the Museum of Riverside's permanent collection of one citrus packing industry tool.

### DEACCESSION OF SIX HUNDRED EIGHTY-ONE TOOLS AND COMPONENTS - BRENDAL TOOL COLLECTION

The City Council approved deaccession from the Museum of Riverside's permanent collection of six hundred eighty-one tools and tool components from the Brendal Tool Collection.

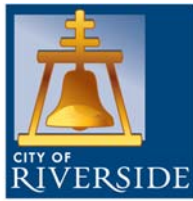
### DEACCESSION OF TWENTY-THREE SACRED OBJECTS - HOOPA VALLEY TRIBE

The City Council approved deaccession from the Museum of Riverside's permanent collection of twenty-three sacred objects of the Hoopa Valley Tribe.

### CHANGE ORDER INCREASE - BID 7696 - IOWA AVENUE IMPROVEMENTS - MARTIN LUTHER KING BOULEVARD/UNIVERSITY AVENUE

The City Council authorized an increase in contract change order authority with H&H General Contractors, Inc., Highland, for modifications to irrigation facilities encountered during the construction of Bid 7696 - Iowa Avenue Improvements from Martin Luther King Boulevard to University Avenue, in the amount of \$116,031, for a revised contract amount of \$5,362,690, in accordance with Purchasing Resolution No. 23256, Sections 802(e).





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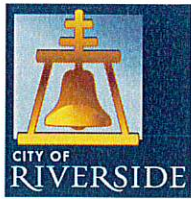
### TIMED 2-HOUR AND TIMED NO PARKING ZONES - MARKET - RESOLUTION

The City Council adopted a resolution amending the Master Parking Schedule to (1) establish a "2-Hour Parking Between the Hours of 9 a.m. to 6 p.m. Daily" zone on the west side of Market Street from 131 feet south of First Street to 56 feet north of Second Street; (2) establish a "No Parking Between the Hours of 10 p.m. to 4 a.m. Daily" zone on the west side of Market Street from 131 feet south of First Street to 56 feet north of Second Street; and (3) establish a "No Parking Passenger Loading Zone" on the west side of Market Street from 76 feet south of First Street to 56 feet north of Second Street; whereupon, the title having been read and further reading waived, Resolution No. 23682 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Establish Timed 2-Hour, Timed No Parking, and Passenger Loading Zones on Market Street, was presented and adopted.

### PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY - REVENUE BONDS - 50-UNIT MULTIFAMILY RENTAL HOUSING - ST. MICHAEL'S APARTMENTS - 4070 JACKSON - RESOLUTION - CONTINUED FROM EARLIER IN THE DAY

Hearing was called under the Tax Equity and Fiscal Responsibility Act (TEFRA) regarding the issuance of revenue bonds, future refunding bonds, and the related plan of financing to finance or refinance the acquisition, rehabilitation, and development of a 50-unit multifamily rental housing project located at 4070 Jackson Street, generally known as St. Michael's, and adopt a resolution to authorize the issuance of revenue bonds or refunding bonds in an aggregate principal amount not-to-exceed \$15,000,000 by the California Statewide Communities Development Authority, on behalf of St. Michaels LP, which includes a plan of financing for the purpose of financing or refinancing the Project. Two persons spoke on the matter. The public hearing was officially closed. Following discussion, it was moved by Councilwoman Plascencia and seconded by Councilmember Melendrez to (1) adopt a resolution authorizing the issuance of revenue bonds or refunding bonds in an amount not to exceed \$15,000,000 by the California Statewide Communities Development Authority, on behalf of St. Michaels LP, a California limited partnership company for the Project, which includes a plan of financing for the purpose of financing or refinancing the Project; and (2) authorize 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. 23683 of the City Council of the City of Riverside Approving the Issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds for



*City of Arts & Innovation*

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TUESDAY, MARCH 2, 2021, 1 P.M.  
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St. Michael's Apartments, was presented and adopted. The motion carried with Councilmembers, Edwards, Melendrez, Fierro, Perry, Hemenway and Councilwoman Plascencia voting aye and Councilmember Conder voting no.

### DISCUSSION CALENDAR

#### BID 7705 - FISCAL YEAR 2019-20 SENATE BILL-1 MAINTENANCE AND TRAFFIC IMPROVEMENT PROJECTS - VARIOUS CITY LOCATIONS

Following discussion, it was moved by Councilmember Perry and seconded by Councilwoman Plascencia to (1) award a construction contract for Bid 7705 for Fiscal Year 2019-2020 Senate Bill-1 Maintenance and Traffic Improvements to All American Asphalt, Corona, in the amount of \$2,681,359; and (2) authorized the City Manager, or his designee, to execute the construction contract with All American Asphalt, including making minor non-substantial changes. The motion carried unanimously.

### COMMUNICATIONS

#### CITY ATTORNEY REPORT ON CLOSED SESSIONS

Interim City Attorney Smith announced there were no reportable actions on closed sessions.

#### ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

There were no future items given at this time.

The City Council adjourned at 7:17 p.m.

Respectfully submitted,

EVA ARSEO  
Interim City Clerk