

*City of Arts & Innovation*

## BOARD OF PUBLIC UTILITIES MINUTES

MONDAY, SEPTEMBER 13, 2021, 6:30 P.M.  
PUBLIC COMMENT IN PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Elizabeth Sanchez-Monville, Vice Chair David Crohn, and Board Members Deborah Cherney, Rosemary Heru, Nancy Melendez, Gary Montgomery, Gil Oceguela, and Peter Wohlgemuth

ABSENT: None

Chair Elizabeth Sanchez-Monville called the meeting to order at 6:31 p.m.

Board Member Cherney led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Board of Public Utilities.

### CONSENT CALENDAR

It was moved by Member Oceguela and seconded by Member Melendez to approve the Consent Calendar as presented below affirming the actions appropriate to each item with (1) the Work Order 2123497 for the Rohr Substation Protection Upgrade Project removed from the Consent Calendar for separate discussion; and (2) Member Montgomery abstaining from the ratification of Fiscal Years 2020/21 and 2021/22 expenditures for the Greater Riverside Chambers of Commerce as he holds a volunteer position with the Greater Riverside Chambers of Commerce. The motion carried unanimously.

### MINUTES

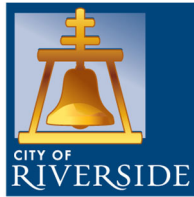
The minutes of the meeting of August 23, 2021, were approved as presented.

### COST SHARING AGREEMENT - SALT AND NUTRIENT MANAGEMENT PLAN - UPPER SANTA ANA RIVER WATERSHED GROUNDWATER BASINS

The Board of Public Utilities (1) recommended that the City Council approve the Cost Sharing Agreement for the Upper Santa Ana River Watershed Salt and Nutrient Management Plan between San Bernardino Valley Municipal Water District and City of Riverside in an amount not to exceed \$23,654; and (2) approved the expenditure of Riverside Public Utilities participation in the preparation of the Salt and Nutrient Management Plan for the Upper Santa Ana River Watershed Groundwater Basins and in an amount not to exceed \$23,654.

### FISCAL YEARS 2020/21 AND 2021/22 EXPENDITURES - SPONSORSHIPS AND SERVICES

The Board of Public Utilities (1) ratified an expenditure of \$39,520 for fiscal year 2020/21 for the Greater Riverside Chambers of Commerce for sponsorships and services specifically provided to the Public Utilities Department; and (2) approved an expenditure in an amount not to exceed \$68,000 for fiscal year 2021/22 to the Greater Riverside Chambers of



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Commerce for sponsorships and services specifically provided to the Public Utilities Department.

### STREETLIGHT INSTALLATION COMPONENT OF PUBLIC WORKS BID 7852 - LA SIERRA NEIGHBORHOOD SIDEWALK IMPROVEMENTS PROJECT

The Board of Public Utilities (1) approved the streetlight installation component of Public Works Bid 7852 for La Sierra Neighborhood Sidewalk Improvements Project with L.C. Paving & Sealing, Inc., Escondido, in the amount of \$291,419.11; (2) approved the capital expenditure for Work Order 1926828 in the amount of \$347,000 including design, construction, construction support, contract administration, inspection and construction change order authority costs for the streetlight installation component of Public Works Bid 7852 for La Sierra Neighborhood Sidewalk Improvements Project; and (3) authorized the City Manager, or designee, to execute any documents necessary to effectuate the project, as well as the ability to make minor non-substantive changes in alignment with all purchasing policies.

### DISCUSSION CALENDAR

#### WORK ORDER 2123497 EXPENDITURE - ROHR SUBSTATION PROTECTION UPGRADE PROJECT

Following discussion, it was moved by Member Ocegüera and seconded by Member Melendez to approve a capital expenditure for Work Order 2123497 in the amount of \$485,000 including design, construction, procurement, testing and commissioning and construction support for upgrading the protection and automation systems at Rohr Substation. The motion carried unanimously.

#### PURCHASE AND SALE AGREEMENT - 7270 BODEWIN

Following discussion, it was moved by Member Ocegüera and seconded by Member Crohn to recommend that the City Council (1) approve a Purchase and Sale Agreement with Andrew M. Bodewin and Cathryn E. Bodewin for the sale of approximately 0.51 acre of City-owned vacant land, located at 7270 Bodewin Court, identified as Assessor Parcel Number 243-460-018, for the sale price of \$105,000 less all related title, escrow, and miscellaneous closing costs estimated not-to-exceed \$5,000; and (2) authorize the City Manager, or his designee, to execute the Purchase and Sale Agreement including making minor non-substantive changes, and to sign all documents necessary to complete the transaction. The motion carried with Members Sanchez-Monville, Crohn, Heru, Melendez, Ocegüera and Wohlgemuth voting aye and Members Cherney and Montgomery voting no.

#### LEASE AGREEMENT - MISSION SQUARE OFFICE BUILDING - 3750 UNIVERSITY AVENUE, SUITE 150

Following discussion, it was moved by Member Cherney and seconded by Member Ocegüera to recommend that the City Council (1) approve the Seventh Amendment to the



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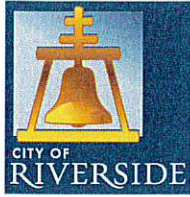
Lease Agreement with Wells Fargo Bank, National Association to extend the Lease Agreement for an additional five-year term from August 1, 2022, through July 31, 2027; and (2) authorize the City Manager, or his designee, to execute the Seventh Lease Amendment, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction. The motion carried unanimously.

### LEASE AGREEMENT - FACILITY DEVELOPMENT - 1388 SOUTH E STREET, SAN BERNARDINO

Following discussion, it was moved by Member Melendez and seconded by Member Montgomery to recommend that the City Council (1) approve a Lease Agreement with WatteV SB1, Inc., for an initial 15 year term plus three optional five-year extensions for City-owned property located at 1388 South E Street, San Bernardino, California, to facilitate the development of a facility for the leasing and renting of electrical tractor rigs including an electrical charging facility, rest area, convenience store, office, and storage area to generate approximately \$2,370,000 in revenue during the initial term; and (2) authorize the City Manager, or his designee to execute all necessary documents, including making minor non-substantive changes, and to execute the three optional five-year extensions, if necessary. The motion carried with Members Sanchez-Monville, Crohn, Cherney, Heru, Melendez, Montgomery, and Oceguela voting aye and Member Wohlgemuth voting no.

### NET ENERGY METERING AGREEMENT - REBATE FOR INSTALLATION OF PHOTOVOLTAIC SYSTEM - SOUTHERN CALIFORNIA HEADQUARTERS FACILITY

Following discussion, it was moved by Member Oceguela and seconded by Member Cherney to recommend that the City Council (1) approve the Net Energy Metering Agreement with the California Air Resources Board for the interconnection at the Southern California Headquarters facility of 3.75 megawatts of photovoltaic systems with the Riverside Public Utilities grid; (2) approve the payment of a \$100,000 rebate to the California Air Resources Board for the installation of a photovoltaic system at the Southern California Headquarters facility under Riverside Public Utilities solar rebate program, as reserved at the time of their commitment to relocate to Riverside; (3) authorize the City Manager, or designee, to execute the Net Energy Metering Agreement and all documents necessary to administer the agreement including the ability to add the final utility account numbers to the agreement and to make non-substantive changes; and (4) authorize the City Manager, or his designee, to execute a future amendment to the Net Energy Metering Agreement with the California Air Resources Board to increase that interconnection to a maximum of 5.0 megawatts to the Riverside Public Utilities grid. The motion carried unanimously.



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### CALIFORNIA ARREARAGE PAYMENT PROGRAM - CALIFORNIA WATER AND WASTEWATER ARREARAGE PAYMENT PROGRAM

Following discussion, it was moved by Member Melendez and seconded by Member Montgomery to recommend that the City Council (1) adopt a resolution to authorize the City to participate in the California Arrearage Payment Program and the California Water and Wastewater Arrearage Payment Program to request funding for past due customer accounts with electric, water, and wastewater service charges provided during the COVID-19 pandemic; (2) allow the City to accept California Arrearage Payment Program and the California Water and Wastewater Arrearage Payment Program funding on behalf of customers to be applied to their unpaid bills for services provided during the COVID-19 pandemic; and (3) authorize the City Manager, or his designee, to execute all documentation needed to facilitate participation in the California Arrearage Payment Program and the California Water and Wastewater Arrearage Payment Program. The motion carried unanimously.

### GENERAL MANAGER'S REPORT

Following discussion and without formal motion, the Board of Public Utilities received and ordered filed the (1) General Manager's report; (2) update on the impact of the COVID-19 Pandemic and Emergency Orders; (3) Electric/Water Contractor and Consultant contract panel updates; (4) list of upcoming Board of Public Utilities and City Council meetings; and (5) Electric and Water utility acronyms.

### BOARD MEMBER/STAFF COMMUNICATIONS

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

Vice Chair Crohn reported on a sustainability meeting.

#### ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION

There were no future items requested at this time.

The Board of Public Utilities adjourned at 8:06 p.m.

Respectfully submitted,

LORENA VERDUSCO  
Deputy City Clerk