



*City of Arts & Innovation*

## CITY COUNCIL

### MINUTES

TUESDAY, JANUARY 25, 2022, 1 P.M.  
VIRTUAL MEETING  
TELEPHONE PUBLIC COMMENT

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

ABSENT: None

Mayor Lock Dawson called the meeting to order at 1:01 p.m.

#### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the City Council.

#### COMMUNICATIONS

##### INTERGOVERNMENTAL RELATIONS AND LEGISLATIVE UPDATE

There was no update on Intergovernmental relations and legislation.

##### HOMELESS SOLUTIONS UPDATE

The City Council received an update on homeless solutions.

##### SUSTAINABILITY UPDATE

The City Council received an update on sustainability.

##### HEALTH, SAFETY, AND SECURITY UPDATES

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

##### LEGAL UPDATE

There was no legal update.

#### DISCUSSION CALENDAR

WAIVE SUNSHINE ORDINANCE - STATE OF CALIFORNIA GRANT - PROJECT LEGACY HOUSING PROJECT - 3839, 3853, 3865, 3879 BROCKTON, 4145 9TH, AND 4132 UNIVERSITY  
Following discussion, it was moved by Councilwoman Plascencia and seconded by Councilmember Fierro to waive the Sunshine Ordinance by a two-thirds vote pursuant to Riverside Municipal Code Section 4.05.050(D)(1)(a) to discuss and approve a Resolution authorizing the City of Riverside to accept a \$10,000,000 pass-through grant from the State of California and approve a Rehabilitation Agreement with Young Scholars for Academic Empowerment dba TruEvolution, Inc., to fund the Project Legacy, a 49-bed



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transitional housing project located at 3839, 3853, 3865, 3879 Brockton Avenue, 4145 9th Street, and 4132 University Avenue to be considered by City Council at the January 25, 2022 City Council meeting to prevent increased project costs. The motion carried unanimously.

#### STATE OF CALIFORNIA GRANT - TruEVOLUTION PROJECT LEGACY HOUSING PROJECT - 3839, 3853, 3865, 3879 BROCKTON, 4145 9<sup>TH</sup>, AND 4132 UNIVERSITY - RESOLUTION - SUPPLEMENTAL APPROPRIATION

Following discussion, it was moved by Councilmember Edwards and seconded by Councilwoman Plascencia to (1) approve a Resolution authorizing the City of Riverside to accept a \$10,000,000 passthrough grant from the State of California to fund the Young Scholars for Academic Empowerment, dba TruEvolution, Inc., Project Legacy, a 49-bed transitional housing project located at 3839, 3853, 3865, 3879 Brockton Avenue, 4145 9th Street, and 4132 University Avenue and authorize the City Manager, or designee, to execute an applicable standard agreement and other grant related documents required to secure the grant funds; (2) approve a Rehabilitation Agreement with Young Scholars for Academic Empowerment, dba TruEvolution, Inc. to award \$10,000,000 of State pass-through grant funds to complete the Project Legacy transitional housing project; (3) authorize the City Manager, or his designee, to execute a Rehabilitation Agreement with Young Scholars for Academic Empowerment, dba TruEvolution, Inc., including making minor and non-substantive changes; and (4) authorize the Chief Financial Officer, or his designee, to record an increase in revenues and appropriate expenditures in an amount equal to \$10,000,000 in the Development Grants Fund, TruEvolution Housing Project Program. The motion carried with Councilmembers Edwards, Cervantes, Fierro, Perry, and Hemenway and Councilwoman Plascencia voting aye and Councilmember Conder abstaining.

Whereupon the title having been read and further reading waived, Resolution No. 23816 of the City of Riverside, California, Authorizing the Receipt of Funding in the Amount of Ten Million Dollars (\$10,000,000) from the State of California ("State") as Provided for in its Budget Act of 2021 ("Budget Act"), as amended by Budget Bill Jr. (SB129), Chapter 69, Control Section 19.56(B)(211) for the TruEvolution Project Legacy Housing Project, a 23 Bedroom Permanent Supportive Housing Project to be Located at 4132 University Avenue, 3839-3879 Brockton Avenue, and 4145 9th Street, and Authorizing the Execution of all Required Documents by the City Manager or His Designee, was presented and adopted.



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#### CLOSED SESSIONS

The Mayor and City Council adjourned to closed sessions at 2:04 p.m. pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning The Samuel Lawrence Foundation v. California Coastal Commission, Second District Court of Appeal Case No. B316981; (2) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning significant exposure to litigation regarding one case; (3) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation regarding one case; and (4) §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.

The Mayor and City Council returned to open session at 3:00 p.m. with all Councilmembers present.

#### PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

CASES P20-0025, P19-0626, P19-0627, P20-0258, P20-0282, AND P20-0024 - ENVIRONMENTAL IMPACT REPORT - SYCAMORE HILLS DISTRIBUTION CENTER - ALESSANDRO BOULEVARD, EAST OF BARTON AND WEST OF SAN GORGONIO

Hearing was called to consider certifying the Environmental Impact Report (EIR) for Planning Cases P20-0025 Parcel Map, P19-0626 Minor Conditional Use Permit, P10-0627 Design Review, P20-0258 Variance, P20-0282 Grading Exception and P20-0024 Environmental Impact Report; and approve the proposal by Darrell Butler and Khosro Khaloghli of KB Development to facilitate the development of two warehouse buildings totaling 603,100 square feet on 48.64 acres, situated on the north side of Alessandro Boulevard, east of Barton Street, west of San Gorgonio Drive. Eight people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Councilmember Conder and seconded by Councilmember Perry to (1) adopt a Resolution certifying the Final Environmental Impact Report for the Sycamore Hills Distribution Center and finding that the Final Environmental



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Impact Report: (a) has been completed in compliance with the California Environmental Quality Act; (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and (c) reflects the City's independent judgment and analysis and making certain findings of fact; (2) concur with the findings contained in the Final Environmental Impact Report, the California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact outlined in the California Environmental Quality Act Resolution; (3) adopt the Statement of Overriding Considerations outlined in the California Environmental Quality Act Resolution; (4) adopt the Mitigation Monitoring and Reporting Program outlined in the California Environmental Quality Act Resolution; (5) find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report; (6) reject all late comments as untimely; and (7) approve Planning Cases P20-0025 Parcel Map, P19-0626 Minor Conditional Use Permit, P19-0627 Design Review, P20-0258 Variance, P20-0282 Grading Exception, and P20-0024 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions outlined in the staff report. The motion carried with Councilmembers Edwards, Fierro, Conder, Perry, and Hemenway and Councilwoman Plascencia voting aye and Councilmember Cervantes voting no.

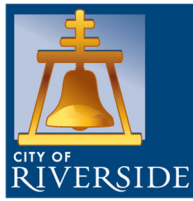
Whereupon, the title having been read and further reading waived, Resolution No. 23817 of the City Council of the City of Riverside, California, Certifying the Final Environmental Impact Report for the Sycamore Hills Distribution Center; Making Certain Findings of Fact Related Thereto, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program, all Pursuant to the California Environmental Quality Act, was presented and adopted.

#### RECESS

The Mayor and City Council recessed at 4:08 p.m. and reconvened at 6:15 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.

The Invocation was given by Sarah Cox, a senior student at Notre Dame High School.

Mayor Lock Dawson led the Pledge of Allegiance to the Flag.



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#### MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Conder reported the United States Air Force announced that March Air Reserve Base would be the home for KC-46 Pegasus refueling aircraft and classic car drive by event for Ali Mazarei. Councilmember Cervantes reported on Eastside Neighborhood meeting and expressed condolences to family and friends of Jennifer Vaughn Blakely. Councilmember Edwards reported on virtual office hours, Lunar New Year Festival, Community Workshop for Riverside Gateway Parks Project. Mayor Lock Dawson reported on attendance at the US Conference of Mayors in Washington, D.C.

#### DISCUSSION CALENDAR

##### AIR QUALITY IMPROVEMENT FUND UPDATE - RETIRE ALTERNATIVE FUEL VEHICLE REBATE PROGRAM

Following discussion, it was moved by Councilmember Conder and seconded by Councilmember Cervantes to approve the City Council Mobility and Infrastructure Committee recommendation (1) to receive and order filed an update on the Air Quality Improvement Fund; (2) that any current and future Air Quality Improvement Funds designated for special projects per the City Council in 2014 be freed up for other purposes as approved by the City Council or City Manager; and (3) that the Alternative Fuel Vehicle Rebate Program be retired effective January 31, 2022. The motion carried unanimously.

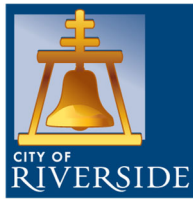
The Mayor and City Council recessed at 6:48 p.m. and reconvened at 7:00 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.

#### ORAL COMMUNICATIONS FROM THE AUDIENCE

Malissa McKeith spoke regarding KC-46 Pegasus refueling aircraft at March Air Reserve Base, workshop on sustainability, and water conservation and trees. Kevin Dawson spoke regarding COVID statistics and Police Department recruitment of unvaccinated recruits. Jason Hunter spoke regarding the Services Agreement with Ice Bear SPV #1 LLC.

#### 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 except the (1) Services Agreement with Ice Bear SPV #1 LLC, dba Thule Energy Storage to provide CoolData Platform and preventative maintenance services removed from the agenda; (2) Resolution regarding Master Fringe Benefits and Salary Plan



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removed from the Consent Calendar for separate discussion; and (3) purchase order for Police Department authorized ammunition removed from the Consent Calendar for separate discussion. The motion carried unanimously.

#### MINUTES

The minutes of the meeting of January 11, 2022, were approved as presented.

#### MEASURE Z - AGREEMENT AMENDMENT - CASE MANAGEMENT TO RENTAL ASSISTANCE PROGRAM PARTICIPANTS

The City Council (1) approved a Second Amendment to the Professional Consultant Services Agreement with Kingdom Causes, Inc., dba City Net, to extend case management services to the City's Rental Assistance Program participants through April 9, 2023 in the amount of \$815,274.60 (\$407,637.30 annually); and (2) authorized the City Manager, or his designee, to execute a Second Amendment to the Professional Consultant Services Agreement with Kingdom Causes, Inc., dba City Net, including making minor and non-substantive changes.

#### FISCAL YEAR 2021-2022 CITYWIDE HOUSING REHABILITATION PROGRAM - CALHOME PROGRAM AND COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT

The City Council (1) approved the CalHome Program and Community Development Block Grant Agreement with Neighborhood Partnership Housing Services, Inc., for administration of the Citywide Housing Rehabilitation Program for Fiscal year 2021/2022 for a total program budget of \$350,000; and (2) authorized the City Manager, or designee, to execute all program related documents and instruments and make minor non-substantive changes as necessary to implement the Citywide Housing Rehabilitation Program.

#### CLEAN CALIFORNIA LOCAL GRANT PROGRAM - FUNDING OF BEAUTIFICATION PROJECTS - COMMERCE STREET/DOWNTOWN METROLINK STATION, HUNTER BUSINESS PARK STATION, AND PEDESTRIAN AND BICYCLING IMPROVEMENTS LEADING TO DOWNTOWN METROLINK STATION

The City Council (1) authorized the Office of the Mayor to submit a Clean California Local Grant Program application to the California Department of Transportation in the amount not-to-exceed \$5 million in partnership with the Salvation Army as a sub-applicant for the purposes of funding beautification projects to be fulfilled by the Salvation Army's First Impressions Program; and (2) authorized the Public Works Department to submit a Clean California Local Grant Program application to the California Department of





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Transportation, as a sub-applicant, in partnership with the Riverside County Transportation Agency (RCTC) and the Riverside Transit Agency (RTA).

#### DEPARTMENT OF JUSTICE'S 2021-22 TOBACCO GRANT PROGRAM AWARD - ENFORCEMENT ACTIVITY AIMED AT REDUCING ILLEGAL SALES AND MARKETING OF CIGARETTES AND TOBACCO RELATED PRODUCTS - RESOLUTION

The City Council adopted a resolution to accept the State of California, Department of Justice Tobacco Grant Program award in the amount of \$218,502 to increase enforcement activity aimed at reducing illegal sales and marketing of cigarettes and tobacco related products, including ecigarettes, to minors for the period of July 1, 2021, through June 30, 2024; whereupon, the title having been read and further reading waived, Resolution No. 23818 of the City Council of the City of Riverside, California, Accepting the State of California, Department of Justice's 2021/22 Tobacco Grant Program Award to Increase Enforcement Activity Aimed at Reducing Illegal Sales and Marketing of Cigarettes and Tobacco Related Products, Including E-Cigarettes, to Minors; and Authorizing the City Manager, or His Designee, to Enter into and Execute all of the Necessary Grant Documents, was presented and adopted.

#### AGREEMENT - COOLDATA PLATFORM - PREVENTATIVE MAINTENANCE AND REPAIR SERVICES - ICE BEAR UNITS

This item was removed from the agenda.

#### BID 7869 - CITYWIDE CURB, GUTTER, SIDEWALK, AND AMERICAN DISABILITIES ACT RAMP REPAIRS

The City Council (1) awarded a construction contract for Bid. 7869 for Citywide curb, gutter, sidewalk, and ADA ramps repair to TVR Construction Engineering LLC, Riverside, in the amount of \$295,400.00; and (2) authorized the City Manager, or his designee, to execute the construction contract with TVR Construction Engineering LLC, including making minor non-substantive changes.

#### PUBLIC SERVICE AGREEMENT - VOLUNTEER SERVICES - VICTORIA AVENUE

The City Council (1) approved the Public Service Agreement with Victoria Avenue Forever, Riverside, for volunteer services along Victoria Avenue, between La Sierra and Myrtle Avenues, to include planting trees, roses, and other ornamental plants; community cleanup and additional special events; and to provide garden care; and (2) authorized the City Manager, or his designee, to execute the Public Service Agreement, including making minor and non-substantive changes, and execute one-year term extensions up



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to a total of five years, subject to the same terms and conditions as the original agreement.

#### COOPERATIVE FUNDING AGREEMENT - BOX SPRINGS MASTER DRAINAGE PLAN - SUPPLEMENTAL APPROPRIATION

The City Council (1) approved a Cooperative Funding Agreement with Riverside County Flood Control and Water Conservation District for the construction of the Box Springs Master Drainage Plan Line D, Stage 1 Project No. 1-0-00089; (2) authorized the City Manager, or his designee, to execute Box Springs Master Drainage Plan Line D, Stage 1 Project No. 1-0-00089 Cooperative Funding Agreement, including making minor and non-substantive changes; and (3) authorized the Chief Financial Officer, or designee, to record a supplemental appropriation in the amount of \$3,555,000 and record an increase in revenue in the same amount to the Storm Drain Fund, Box Spring MDP Line D Project.

#### FINAL PARCEL MAP 33375 - SINGLE FAMILY RESIDENTIAL PARCELS - COPPERFIELD/HAWARDEN DRIVE - RESOLUTION

The City Council (1) adopted a Resolution of Acceptance for final approval of Parcel Map No. 33375; and (2) accepted the agreement and sureties for the installation and faithful performance of improvements, and the labor and material bond in accordance with the improvement plans for the development of Parcel Map No. 33375; whereupon the title having been read and further reading waived, Resolution No. 23819 of the City Council of the City of Riverside, California, Accepting the Final Map of Parcel Map No. 33375, was presented and adopted.

#### BID 7800 - CITYWIDE SEWER MANHOLE REPAIRS

The City Council (1) awarded a construction contract for Bid 7800 for citywide sewer manhole repair to Torres Sanitation Systems Construction of Southgate, California, in the amount of \$182,000; and (2) authorized the City Manager, or his designee, to execute the construction contract with Torres Sanitation Systems Construction, including making minor non-substantial changes.

#### DISCUSSION CALENDAR

#### MASTER FRINGE BENEFITS AND SALARY - RESOLUTION

Following discussion, it was moved by Councilwoman Plascencia and seconded by Councilmember Cervantes to (1) approve the adjustments to the salary ranges for the Deputy General Services Director, Utilities Dispatch Superintendent, Utilities Electric





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Operations Manager, and the Utilities Electric Field Manager classifications; (2) approved the modification of the Fringe Benefits and Salary Plan, Part II, Section 5, Salary Differentials to include the Safety Lead Assignment; and (3) adopted a Resolution amending the Master Fringe Benefits and Salary Plan to reflect the salary range adjustments to the Deputy General Services Director, Utilities Dispatch Superintendent, Utilities Electric Operations Manager, and the Utilities Electric Field Manager classifications; and modify the Fringe Benefits and Salary Plan, Part II, Section 5, Salary Differentials to include the Safety Lead Assignment. The motion carried unanimously.

Whereupon, the title having been read and further reading waived, Resolution No. 23820 of the City Council of the City of Riverside, California, Amending Resolution No. 21052 and the Master Fringe Benefits and Salary Plan to Approve the Adjustments to the Salary Ranges for the Deputy General Services Director, Utilities Dispatch Superintendent, Utilities Electric Operations Manager and the Utilities Electric Field Manager; and Approve the Modification of the Fringe Benefits and Salary Plan, Part II, Section 5, Salary Differentials to Include the Safety Lead Assignment, was presented and adopted.

#### PURCHASE ORDER - POLICE DEPARTMENT AUTHORIZED AMMUNITION

Following discussion, it was moved by Councilmember Cervantes and seconded by Councilwoman Plascencia to approve a purchase order with Dooley Enterprises, Inc., Anaheim, for the purchase of various types of Police Department authorized ammunition in the amount of \$61,183.68. The motion carried unanimously.

#### COMMUNICATIONS

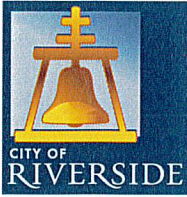
##### CITY ATTORNEY REPORT ON CLOSED SESSIONS

City Attorney Norton announced there were no reportable action taken during closed session on item No 6c.

##### ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

Councilwoman Plascencia requested to refer warehouse and zoning ordinance to the Land Use, Sustainability, and Resilience Committee. Councilmember Conder and the City Manager reported the passing of Ron Rose.

The City Council adjourned at 7:30 p.m. in memory of Jennifer Vaughn Blakely.



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Respectfully submitted,

DONESIA GAUSE  
City Clerk