

City of Arts & Innovation

BOARD OF PUBLIC UTILITIES MINUTES

MONDAY, SEPTEMBER 26, 2022, 6:30 P.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair David Crohn, Vice Chair Rebeccah Goldware and Board Members Nipunjeet Gujral, Rosemary Heru, Nancy Melendez, Gary Montgomery, Gil Oceguela, and Peter Wohlgemuth

ABSENT: None

Chair Crohn called the meeting to order at 6:31 p.m.

Member Gujral led the pledge of Allegiance to the Flag.

COMMUNICATIONS

Following discussion and without formal motion, the Board of Public Utilities received an update on the Riverside Public Utilities sustainability efforts.

ORAL COMMUNICATIONS FROM THE AUDIENCE

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

CONSENT CALENDAR

It was moved by Member Melendez and seconded by Member Oceguela to approve the Consent Calendar as presented below affirming the actions appropriate to each item with the item regarding Lease Agreement with Halo Connect, LLC, dba T-Mobile, pulled for separate discussion. The motion carried unanimously.

MINUTES

The minutes of the meeting of September 12, 2022, were approved as presented.

RECOMMEND CITY COUNCIL APPROVE AGREEMENT - TEMPORARY CONSTRUCTION AND PERMANENT EASEMENTS - FUTURE CONSTRUCTION AND MAINTENANCE OF POTABLE WATER WELL - SOUTHWESTERLY CORNER OF WATERMAN AVENUE AND DUMAS STREET, SAN BERNARDINO

The Board of Public Utilities recommended that City Council (1) approve the Agreement regarding Potable Water Well with QR Waterman DC, LLC; and (2) authorize the City Manager, or designee, to execute the Agreement, including making minor and non-substantive changes, and signing all documents and instruments necessary to complete the transaction.



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FOURTH AMENDMENT TO MASTER AGREEMENTS - WATER DIVISION PAVING CONTRACTOR PANEL THREE-YEAR EXTENSIONS

The Board of Public Utilities (1) approved the Fourth Amendment to Master Agreements for the Water Division Paving Contractor Panel for a three-year extension with All American Asphalt, Corona; Hardy and Harper, Inc., Santa Ana; R.J. Noble Co., Orange; and Medina Construction, Riverside; and (2) authorized the City Manager, or designee, to execute the Master Agreements, including making minor and non-substantive changes.

INCREASE ANNUAL PURCHASE ORDER WITH CALIFORNIA-NEVADA JOINT APPRENTICESHIP TRAINING COMMITTEE (JATC) - PUBLIC UTILITIES ELECTRIC APPRENTICE TRAINEES' TRAINING PROGRAM ENROLLMENT

The Board of Public Utilities (1) approved an increase to the annual Purchase Order with California-Nevada Joint Apprenticeship Training Committee in the amount of \$35,000 for a revised total Purchase Order of \$80,000; and (2) authorized the City Manager, or designee, to execute a new agreement with California-Nevada Joint Apprenticeship Training Committee.

SERVICES AGREEMENT WITH STANLEY CONVERGENT SECURITY SOLUTIONS, INC. - CARD ACCESS CONTROLLERS INSTALLATION FOR VEHICULAR GATES - UTILITIES OPERATION CENTER - WORK ORDER 2207612

The Board of Public Utilities (1) approved a Services Agreement for installation of card access controllers for the vehicular gates at the Utilities Operation Center with Stanley Convergent Security Solutions Inc., Riverside, in the amount of \$120,954.25; (2) approved Work Order 2207612 in the amount of \$162,000; and (3) authorized the City Manager, or designee, to execute the Services Agreement, including making minor and non-substantive changes.

RECOMMEND CITY COUNCIL APPROVE FIRST AMENDMENT TO LEASE AGREEMENT - EXTEND LEASE - APPROXIMATELY 1,521 SQUARE FEET OF RENTABLE SPACE - MISSION SQUARE OFFICE BUILDING - 3750 UNIVERSITY AVENUE, SUITE 560

The Board of Public Utilities recommended that the City Council (1) approve a First Amendment to the Lease Agreement with David L. Horton, Esq. and Associates to extend the Lease Agreement for an additional three-year term from October 1, 2022 to September 30, 2025; and (2) authorize the City Manager, or designee, to execute the First Amendment, including making minor and non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.



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DISCUSSION CALENDAR

RECOMMEND CITY COUNCIL APPROVE LEASE AGREEMENT WITH HALO CONNECT, LLC, DBA T-MOBILE - MISSION SQUARE OFFICE BUILDING - 3750 UNIVERSITY AVENUE, SUITE 110

Following discussion, it was moved by Member Oceguela and seconded by Member Montgomery to recommend that the City Council (1) approve a Lease Agreement with Halo Connect, LLC, dba T-Mobile, for a five-year term from June 12, 2022, through June 30, 2027, and with one optional five-year extension; and (2) authorize the City Manager, or designee, to execute the Lease Agreement, including making minor and non-substantive changes, and to sign all documents and instruments necessary to complete the transaction. The motion carried unanimously.

AWARD BID RPU-7922 TO WEST COAST ARBORISTS, INC., - FOR UTILITY LINE CLEARANCE, TREE AND VEGETATION MANAGEMENT SERVICES

Following discussion, it was moved by Member Oceguela and seconded by Member Montgomery to (1) award Bid RPU-7922 for the Utility Line Clearance, and Vegetation Management Services to West Coast Arborists, Inc., Grand Terrace, for a five-year term ending October 31, 2027, in the amount of \$20,000,000, with two optional one-year extensions; (2) approve change order authority of 10 percent, in the amount of \$2,000,000; and (3) authorize the City Manager, or designee, to execute the agreement and optional contract extensions, including making minor and non-substantive changes in alignment with all purchasing policies. The motion carried unanimously.

RECOMMEND CITY COUNCIL APPROVE GAGE CANAL COMPANY'S CAPITAL EXPENDITURE BUDGET FOR FISCAL YEAR 2022-23 - CONSIDER AD HOC COMMITTEE TO DISCUSS COST SHARING FOR CAPITAL EXPENDITURES BY ALL GAGE CANAL COMPANY SHAREHOLDERS

Following discussion, it was moved by Vice Chair Goldware and seconded by Member Montgomery to form an Ad Hoc Committee with Members Melendez, Wohlgemuth, Goldware, Crohn, designating Melendez as Chair to discuss the sharing of costs for capital expenditures by all Gage Canal Company shareholders, including the City, to address the significant long-term costs associated with major improvements to facilities, with a deadline to complete and report back to the Board of Public Utilities by March 27, 2023. The motion carried unanimously.

Following further discussion, it was moved by Member Melendez and seconded by Member Oceguela to recommend that the City Council approve the Gage Canal Company's capital expenditure budget for Fiscal Year 2022-23. The motion carried unanimously.



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RECOMMEND CITY COUNCIL DECLARE A PORTION OF VACANT CITY-OWNED LAND AS EXEMPT SURPLUS LAND - APPROVE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS WITH SOUTHERN CALIFORNIA EDISON FOR RIVERSIDE TRANSMISSION RELIABILITY PROJECT (RTRP) - APPROVE COST SHARING AGREEMENT WITH SOUTHERN CALIFORNIA EDISON FOR RIVERSIDE TRANSMISSION RELIABILITY PROJECT

Following discussion, it was moved by Member Ocegüera and seconded by Member Melendez to (1) recommend that the City Council declare a portion of vacant City-owned land bearing APN 189-100-006 as exempt surplus land; (2) recommend that the City Council approve the Purchase and Sale Agreement and Joint Escrow Instructions with Southern California Edison for the Riverside Transmission Reliability Project; (3) recommend that the City Council approve the Cost Sharing Agreement with Southern California Edison for the Riverside Transmission Reliability Project; (4) authorize the City Manager, or designee, to execute the Purchase and Sale and Joint Escrow Instructions, including making minor and non-substantive changes, and to sign all documents necessary to complete the transaction; and (5) authorize the City Manager, or designee, to execute the Cost Sharing Agreement with Southern California Edison for the Riverside Transmission Reliability Project, including making minor and non-substantive changes, and to sign all documents necessary. The motion carried unanimously.

BOARD MEMBER/STAFF COMMUNICATIONS

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

Member Wohlgemuth provided an update on the Ad Hoc Committee regarding select fiscal practices within Riverside Public Utilities.

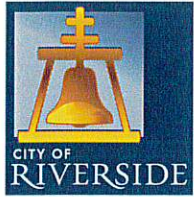
ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION

There were no future items requested at this time.

GENERAL MANAGER'S REPORT

Following discussion and without formal motion, the Board of Public Utilities received and ordered filed the General Manager's reports including: (1) impact of the COVID-19 Pandemic and Emergency Orders update; (2) the Energy, Climate, and Drought Resiliency Provisions of Inflation Reduction Act of 2022; (3) Electric and Water Contractor and Consultants Panel updates as of July 2022; (4) a list of upcoming Board of Public Utilities and City Council meetings; and (5) Electric and Water utility acronyms

The Board of Public Utilities adjourned at 8:03 p.m.



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Respectfully submitted,

DIANA ALEGRIA
Deputy City Clerk