

# Western Riverside Council of Governments

5.A

## Regular Meeting

~ Amended Minutes ~

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Monday, April 5, 2021

2:01 PM

Zoom Platform

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**1. CALL TO ORDER**

The meeting was called to order by Chair Kevin Bash at 2:01 p.m. on April 5, 2021, on the Zoom platform.

**2. PLEDGE OF ALLEGIANCE**

**3. CALL TO ORDER**

Jurisdiction	Attendee Name	Status
City of Banning	David Happe	Present
City of Beaumont	Mike Lara	Present
City of Calimesa	Wendy Hewitt	Present
City of Canyon Lake	Jordan Ehrenkranz	Present
City of Corona	Jacque Casillas	Present
City of Eastvale	Christian Dinco	Present
City of Jurupa Valley	Chris Barajas	Present
City of Lake Elsinore	Brian Tisdale	Present
City of Moreno Valley	Victoria Baca	Present
City of Murrieta	Lori Stone	Present
City of Norco	Kevin Bash	Present
City of Perris	Rita Rogers	Present
City of Riverside	Ronaldo Fierro	Present
City of San Jacinto	Crystal Ruiz	Present*
City of Temecula	Maryann Edwards	Present*
City of Wildomar	Ben Benoit	Present
District 1	Kevin Jeffries	Present
District 2	Karen Spiegel	Present
District 5	Jeff Hewitt	Present*
EMWD	Phil Paule	Present
WMWD	Brenda Dennstedt	Present
Riverside County Supt. of Schools (ex-officio)	Dr. Edwin Gomez	Present
TAC Chair	Andy Okoro	Present*
Deputy Executive Director	Chris Gray	Present

\*Arrived after roll call.

**4. PUBLIC COMMENTS**

There were no public comments.

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**12. CLOSED SESSION**

This item was moved from the numbering sequence on the agenda. There were no reportable actions.

**5. CONSENT CALENDAR**

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	Lake Elsinore
<b>SECONDER:</b>	WMWD
<b>AYES:</b>	Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 2, District 5, EMWD, WMWD
<b>ABSENT:</b>	Hemet, Menifee, District 3

**A. Summary Minutes from the March 1, 2021, Executive Committee Meeting**

**Action:** 1. *Approved the Summary Minutes from the March 1, 2021, Executive Committee meeting.*

**B. TUMF Program Activities Update: Approval of TUMF Reimbursement Agreement**

**Action:** 1. *Authorized the Executive Director to execute a TUMF Reimbursement Agreement with the City of Moreno Valley for the Project Advancement and Environmental Document Phase of the SR-60 / Redlands Blvd. Interchange Project in an amount not to exceed \$3,500,000.*

**C. Finance Department Activities Update**

**Action:** 1. *Received and filed.*

**D. WRCOG Committees and Agency Activities Update**

**Action:** 1. *Received and filed.*

**E. Report out of WRCOG Representatives on Various Committees**

**Action:** 1. *Received and filed.*

**F. Energy Department Programs Activities Update**

**Action:** 1. *Received and filed.*

**G. SCAG Activities Update**

**Action:** 1. *Received and filed.*

**6. REPORTS / DISCUSSION****A. Report from Cal Cities**

Erin Sasse reported on the following bills:

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AB 1181 – would prohibit cities and counties, and charter cities and counties, from imposing or collecting a license fees from restaurants from January 1, 2020, through December 31, 2021. If a jurisdiction has already collected this fee, it would be required to reimburse the restaurant those fees.

SB 344 – would require the California Department of Housing and Community Development (HCD) to develop and administer a program to award grants to homeless shelters to help take care of pets belonging to the homeless.

SB 619 – Cal Cities is trying to obtain an extension on organic waste requirements and is uncertain how SB 6 will assist given that there are pieces of the legislation being amended.

SB 6 and AB 115 – would require local governments to allow for affordable housing in retail and commercial spaces.

AB 1401 – would prohibit local governments from imposing or enforcing a minimum parking requirement on residential, commercial, or other development if the development is located within one-half mile walking distance of public transit.

AB 816 – would require local governments to submit a plan to HCD indicating how homelessness benchmarks of up to 90% will be met by the year 2029. If the benchmarks are not met, the Inspector General could bring action against the local government.

AB 1372 – would require every city our county to provide a homeless person with temporary shelter, mental health treatment, resources for job placement, and job training until the person obtains permanent housing if the person were able to show that they were unable to obtain temporary placement in a shelter after showing up for three consecutive days.

AB 377 – would require all surface water be drinkable, swimmable, and fishable by the year 2050.

AB 339 – would require all meetings to allow attendants with a call-in option or internet-based service with the translation of agendas and documents, explaining how to access the meeting, in languages spoken by 5% of a jurisdictions' population. Additionally, a sufficient number of translators would have to be supplied during the meeting.

**Action:**        1.        *Received and filed.*

## **B.        Regional Housing Trust Initiative Activities Update**

Ivana Media, WRCOG Senior Analyst, reported that the creation of a Regional Housing Trust Initiative has been examined over the past year. Housing Trusts are created as a means to address funding gaps and create a permanent funding stream for affordable housing.

AB 687 authorizes the creation of a Western Riverside County Housing Finance Trust, a joint powers authority.

WRCOG's Planning Directors and Technical Advisory Committees have both appointed representatives to the Housing Trust Steering Committee, which will discuss current housing and homelessness programs operating throughout the region, and determine if a Housing Trust should be formed, and if so, what the goals and functions of the Housing Trust would be.

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- Action:** 1. *The Executive Committee appointed the following members to serve on the Regional Housing Trust Steering Committee: Wendy Hewitt, Calimesa; Jacque Casillas, Corona; Chris Barajas, Jurupa Valley; Kevin Bash, Norco; Ronaldo Fierro, Riverside; Crystal Ruiz, San Jacinto; Ben Benoit, Wildomar; and MaryAnn Edwards, Temecula volunteered as an alternate.*

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	Temecula
<b>SECONDER:</b>	Perris
<b>AYES:</b>	Banning, Beaumont, Calimesa, Canyon Lake, Corona, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 2, District 5, EMWD, WMWD
<b>ABSENT:</b>	Hemet, Menifee, District 3
<b>NO ANSWER:</b>	Eastvale, Murrieta, District 1

### C. PACE Programs Activities Update: Addition of Direct Capital Provider

Casey Dailey, WRCOG Director of Energy & Environmental Programs, reported over the last several months, WRCOG has been contacted by banks to work with WRCOG on Commercial PACE (C-PACE) projects.

A new process WRCOG is undertaking is Risk Analysis with the expansion of the C-PACE Program. Working with a direct capital provider removes the necessity of an Administration Agreement nor would there be the associated indemnification. The risk is mitigated through an investor letter signed by the bank.

WRCOG would require a bank a minimum of 2-years of C-PACE and 10-years of commercial banking experience, as well as a minimum transaction size of \$2M.

A total of seven projects have closed just this past fiscal year.

Committee member Mike Lara requested that staff return in one year with an audit of the seven completed projects.

Committee member Brenda Dennstedt asked if this item could be brought back after staff completes a further evaluation of prior projects.

Mr. Dailey responded that the PACE Ad Hoc Committee met in February 2021 to discuss this matter in depth and provided a recommendation to the Administration & Finance Committee, which concurred, that this item proceed to this Committee for action. Having said that, there is no urgency on approving this item today.

- Action:** 1. *The Executive Committee continued this item until after an audit of the seven projects have been conducted as well as information gathered on past projects as discussed today, and directed staff to return with an overview of the C-PACE Program and how it works.*

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	WMWD
<b>SECONDER:</b>	Beaumont
<b>AYES:</b>	Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 5, EMWD, WMWD
<b>ABSENT:</b>	Hemet, Menifee, District 3
<b>NO ANSWER:</b>	Moreno Valley, District 2

**D. Update of the WRCOG Economic Development & Sustainability Framework**

Chris Gray, WRCOG Deputy Executive Director, reported that in an effort to update WRCOG's Economic Development & Sustainability Framework, staff will be reaching out to coordinate meetings to gain input on updating the document.

Staff recognizes that the value of the Framework is directly related to input from member agencies. Staff will be providing opportunities for input through small group sessions but will also offer one-on-one meetings, if requested.

Inclusive of the update, staff will also be developing a risk assessment approach to identify potential challenges associated with any new programs prior to implementation.

Once all interviews are complete, staff will prepare a draft document for action by this Committee.

**Action:** 1. *Received and filed.*

**E. RCA Transition to RCTC**

Aaron Hake, Interim Regional Conservation Deputy Executive Director of the Western Riverside County Regional Conservation Authority (RCA), reported that in January 2021, the Riverside County Transit Agency became the managing agency of RCA. RCA needs to acquire approximately 90,000 acres into its reserve lands and find more funding opportunities at the state and federal levels. This management change provides opportunity for contract consolidation and resource effectiveness.

One of the immediate priorities of Natasha Johnson, RCA Board Chair, is to enhance RCA's communication, education, and partnership with its members to improve efficiencies and collaboration.

Staff are currently focusing on the implementation of an updated mitigation fee, which will go into effect July 1, 2021.

**Action:** 1. *Received and filed.*

**F. Activities Update from the Western Municipal Water District**

In interest of time, this matter was continued to a future meeting.

**Action:** 1. *Received and filed.*

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**G. Activities Update from the RCOE Superintendent of Schools**

Dr. Edwin Gomez reported that school districts are taking a variety of approaches regarding reopening in-person student engagement; some have moved forward with a hybrid approach, while others will maintain a remote learning environment until the end of the current school year.

Schools are now allowed to return to outdoor contact sports.

The Riverside County Office of Education State of Education is scheduled for Wednesday, April 14, 2021, from 12:00 p.m. to 12:45 p.m. The event is free of charge and will be streamed on YouTube. Visit <https://www.rcoe.us/about-us/superintendent/state-of-education-address> for more information.

The U.S. Department of Education has approved a waiver for state-wide assessments, which will allow for more flexibility with standardized testing this spring.

**Action:** 1. *Received and filed.*

**7. REPORT FROM THE TECHNICAL ADVISORY COMMITTEE CHAIR**

Andy Okoro reported that the Technical Advisory Committee (TAC) elected Jeffrey Van Wagenen to serve as the 2nd Vice-Chair for the remainder of the fiscal year. Mr. Van Wagenen is the new Riverside County Chief Executive Officer. At its March meeting, the TAC received presentations on the regional Housing Trust, Energy Resiliency Plan, and the transition of RCA to RCTC. A presentation from the Riverside Local Agency Formation Commission discussed a review of municipal services to ensure all cities in Riverside County are adequately prepared and equipped to provide services to their constituents.

**8. REPORT FROM COMMITTEE REPRESENTATIVES**

Committee member Ben Benoit, South Coast AQMD representative for cities in Riverside County, reported that discussions continue regarding the Indirect Source Rule and warehouses, and announced that he was recently elected to serve as Chair for AQMD.

Committee member Ted Hoffman, SAWPA OWOW Steering Committee representative, reported that the Integrated Regional Water Management Grant process has begun.

**9. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR**

Chris Gray reported that this year's General Assembly will be held in a virtual format due to the continued complications with COVID-19. Princess Hester, Director of Administration for the Riverside County Habitat Conservation, will host the next Future Forward webinar series, scheduled for May 27, 2021; the topic of conversation will be conservation. Mr. Gray thanked Mayor Pro Tem Crystal Ruiz, Mayor Pro Tem Lesa Sobek, and Board Director Brenda Dennstedt for their participation in WRCOG's celebration of Women's History Month. WRCOG will be resuming in-person committee meetings for the smaller committees and staff will be returning to working in the office over the next couple of months; committee meetings will still be offered in a hybrid manner utilizing the Zoom platform.

**10. ITEMS FOR FUTURE AGENDAS**

There were no items for future agendas.

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**11. GENERAL ANNOUNCEMENTS**

There were no general announcements.

**13. NEXT MEETING**

The next Executive Committee meeting is scheduled for Monday, May 3, 2021, at 2:00 p.m., on the Zoom platform.

**14. ADJOURNMENT**

The meeting was adjourned at 4:21 p.m.

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