



City of Rialto

Council Chambers
150 S. Palm Ave
Rialto, CA 92376

Meeting Minutes

City Council

Mayor Joe Baca
Mayor Pro Tem Ed Scott
Council Member Andy Carrizales
Council Member Karla Perez
Council Member Edward Montoya Jr.

City Clerk Barbara A. McGee
City Treasurer Edward J. Carrillo

Eric Vail, City Attorney
Tanya Williams, City Manager

Tuesday, June 9, 2026

6:30 PM

CLOSED SESSION TIME: 5:00PM

OPEN SESSION TIME: 6:30 PM

**CITY COUNCIL, City of Rialto, acting as Successor Agency to the Redevelopment Agency,
RIALTO UTILITY AUTHORITY, RIALTO HOUSING AUTHORITY**

A regular meeting of the City Council of the City of Rialto was held in the City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376 on Tuesday, June 9, 2026.

This meeting was called by the presiding officer of the Rialto City Council in accordance with the provisions of Government Code §54956 of the State of California.

5:00 p.m.

CLOSED SESSION

Called to Order By: Mayor Joe Baca

ROLL CALL

The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Karla Perez, and Council Member Edward Montoya Jr. Also, present were City Manager Tanya Williams, City Attorney Eric Vail, City Clerk Barbara McGee. City Treasurer Edward Carrillo was absent.

1

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1)

Number of Matters: Four (4)

E&S Towing Enterprises Inc. et al. v. City of Rialto et al.

USDC Case No. 2:24-cv-08938 GW (JCx)

Molina v. Timothy Sun

SBSC Case No. CIVSB2600019

Molina v. City of Rialto et al.

SBSC Case No. CIVSB2604197

In re 134 S Willow

SBSC Case No. CIVSB2605482

Real Parties in Interest: PD International Business Center Inc., Pedro Molina, Victor Salcedo

2

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code section 54956.8

Property: 134 S Willow, City of Rialto**Agency Negotiators:** City Manager, Tanya Williams; City Attorney, Eric Vail**Negotiating Parties:** Pedro Molino**Under Negotiation:** Price and Terms Sale

3

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.9(d)(2)

Significant Exposure to Litigation

Number of Matters: One (1)

- Mediation with Newland, Lewis-Hillwood & City of Rialto

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to go into Closed Session.

City Council went into Closed Session at 5:01 pm and returned at 5:30 pm.

6:30 p.m.

OPEN SESSION

Called to Order By: Mayor Joe Baca

ROLL CALL

The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Karla Perez, and Council Member Edward Montoya Jr. Also, present were City Manager Tanya Williams, City Attorney Eric Vail, and City Clerk Barbara McGee. City Treasurer Edward Carrillo was absent.

PLEDGE OF ALLEGIANCE - Council Member Edward Montoya

INVOCATION - Pastor Scott Hart - Calvary Chapel

CITY ATTORNEY'S REPORT ON CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

City Council gave direction and no further reportable action

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

City Council gave direction and no further reportable action

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

City Council gave direction and no further reportable action

PRESENTATIONS AND PROCLAMATIONS

- 1 Certificate of Recognition - Rialto Girls Softball Team 8U Division - Mayor Joe Baca

ORAL COMMUNICATIONS

City Council to consider removing or continuing any items on the agenda

CONSENT CALENDAR

A. WAIVE FULL READING OF ORDINANCES

B. APPROVAL OF WARRANT RESOLUTIONS

B.1 Warrant Resolution No. 2026-45

C. APPROVAL OF MINUTES

C.1 Regular City Council Meeting - May 26, 2026

D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

D.1 Aron James

D.2 Jacobo Benjamin Paredes Galindo

E. SET PUBLIC HEARING

E.1 Request City Council to Set a Public Hearing for **June 23, 2026**, to Approve and Adopt the Budget Plan for Fiscal Year 2026-2027.

F. MISCELLANEOUS

F.1 Request City Council to: (1) Authorize the Release of Bids for the Residential Streets Rehabilitation, Zone 3, Phase I Project, City Project No. 26083; and (2) Authorize the Release of Bids for the Residential Streets Rehabilitation Zone 3, Phase II Project, City Project No. 26084.
(ACTION)

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to approve the Consent Calendar as presented.

TAB PUBLIC HEARING

TAB1 Request City Council to Conduct a Public Hearing to Adopt: (1) **Resolution No. 8521** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Street Light Maintenance District No. 1; (2) **Resolution No. 8522** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscape Maintenance District No. 1; and (3) **Resolution No. 8523** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscaping and Lighting District No. 2.
(ACTION)

Mayor Baca declared the public hearing open. No one came forward to speak.

Motion by Council Member Perez, second by Council Member Montoya to close the public hearing.

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to approve TAB1.

TAB2

Request City Council Conduct a Public Hearing to Consider Adoption of: (1) **Resolution No. 8524** Approving a Mitigated Negative Declaration (**Environmental Assessment Review No. 2022-0033 / State Clearinghouse No. 2026020456**), Prepared for the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on 6.02 Gross Acres of Land (APN's: 0132-182-08, -09, & 0132-202-04) Located at the Northeast Corner of Valley Boulevard and Willow Avenue ("Site"), in Accordance with the California Environmental Quality Act (CEQA); (2) **Resolution No. 8525** Approving **General Plan Amendment No. 2022-0001**, a Request to Change the General Plan Land Use Designation of the Site From General Commercial (GC) With a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay; (3) **Resolution No. 8526** Approving **Specific Plan Amendment No. 2022-0002**, a Request to Change the Specific Plan Land Use Designation of the Site From Freeway Commercial (F-C) Within the Gateway Specific Plan to Industrial Park (I-P) Within the Gateway Specific Plan; (4) **Resolution No. 8527** Approving **Conditional Development Permit No. 2022-0019**, A Request to Allow the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site; and (5) **Resolution No. 8528** Approving **Precise Plan of Design No. 2022-0031**, A Request to Allow the Development of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site.

**PRESENTATION
(ACTION)**

Oral Communications for TAB2

Chase R Preciado, Legal Assistant with Lozeau | Drury LLP on behalf of the Supporters Alliance for Environmental Responsibility("SAFER") expressed concerns regarding the project.

Brian Bargemann with Investment Building Group (applicant) stated they have owned the property for 5 years and have gone through the process with transparency and will work on resolving the concerns.

Chelsea Ohanesian with Dudek stated the project site is highly disturbed with no other habitat around it and explained some of the species on the site.

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to close the public hearing.

Motion by Mayor Pro Tem Scott, second by Council Member Carrizales and carried by a 5-0 vote to approve TAB2.

NEW BUSINESS

TAB3

Request City Council to Approve: (1) Budget **Resolution No. 8529** Amending the 2025-2026 Fiscal Year Budget; (2) Amendment to the Development Agreement to Increase the Guaranteed Maximum Price (GMP) in the Amount of \$7,861,852.43 for Phase 2 Construction of the New Police Headquarters Project with Griffin Structures LLC; (3) Approve Construction of the South Parking Lot Expansion Associated with the Recently Acquired Parcel at 126 S. Willow Avenue as Part of the Proposed GMP Increase; (4) Authorize the use of the Remaining GMP Increase Balance as Contingency Funding for Ongoing Phase 2 Construction Costs and Unforeseen Conditions Associated With the Police Headquarters Project and South Parking Lot Improvements; and (5) Authorize the City Manager or Designee to Execute any and all Documents, Subject to Approval as to Form by the City Attorney.
(ACTION)

Mayor Pro Tem Scott expressed his concerns regarding the undergrounding of utilities.

Motion by Council Member Scott, second by Council Member Perez and carried by a 5-0 vote to approve TAB3.

TAB4

Request the City Council to: (1) Adopt Budget **Resolution No. 8530**, Amending the Fiscal Year 2025-2026 Budget; (2) Approve the Appropriation of New Funds in the Amount of \$80,000 from the Police Project Interest Account; (3) Approve a Purchase and Installation Agreement with Convergent Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of \$1,439,392.74, for Purchase and Installation of 113 Citywide Public Safety Cameras; (4) Approve a Five-Year Customer Support Program Agreement with Convergent Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of \$1,029,701.59, for Preventive Maintenance and Repair of Citywide Public Safety Cameras; and (5) Authorize the City Manager or their Designee to Execute all Related Documents.
(ACTION)

Motion by Council Member Carrizales, second by Mayor Pro Tem Scott and carried by a 5-0 vote to approve TAB4.

ADJOURNMENT

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to adjourn the meeting at 8:15pm.

MAYOR JOE BACA

ATTEST:

CITY CLERK BARBARA A. McGEE