

**REGULAR MEETING  
of the  
CITY OF RIALTO  
CITY COUNCIL**

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

**Tuesday, September 9, 2025**

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, September 9, 2025.

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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.

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**CALL TO ORDER**

Mayor Baca called the meeting to order at 5:00 pm.

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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.

Absent: City Treasurer Edward Carrillo.

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**1. CONFERENCE WITH LEGAL COUNSEL  
EXISTING LITIGATION**

Pursuant to Government Code section 5496.97(d)(1)

Number of Matters: Three (3)

Bianca Valenzuela v. City of Rialto et al.

Case No. 5:23-cv-00897-JGB-SHK

Jonathan Basurto v. City of Rialto et al.

Case No. 5:24-cv-00981-JGB-dtb

Valencia v Rialto, et al

SBSC Case No. CIVSB2222278

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## **CLOSED SESSION**

### **2. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code section 54957.6

Labor Negotiator: City Manager Tanya Williams,

Human Resources Director Shama Curian

Employee Organizations:

- Executive Management Team
- Management Unrepresented Employees
- Rialto City Employee's Association (RCEA)
- Teamsters Mid-Management & Confidential Employee's Union (TMMU)
- Rialto Fire Management Association (RFMA)
- Rialto Police Benefit Association – Management
- Rialto Police Benefit Association – General
- Rialto Professional Firefighters of California - Local 368
- Unrepresented Employees

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

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The City Council went into Closed Session at 5:01 pm.

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The City Council returned from the Closed Session at 6:20 pm.

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Mayor Joe Baca called the meeting to order at 6:30 pm.

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## **CALL TO ORDER**

## **OPEN SESSION**

The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Carrizales, Council Member Karla Perez, and Council Member Edward Montoya Jr.

Also, present were City Manager Tanya Williams, City Attorney Eric Vail, City Treasurer Edward Carrillo and City Clerk Barbara McGee.

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### **Pledge of Allegiance and Invocation**

Council Member Andy Carrizales led the pledge of allegiance.

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Pastor Jose Vindel with Rialto United Methodist gave the invocation.

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**City Attorney's Report on  
Closed Session**

**1. CONFERENCE WITH LEGAL COUNSEL**

**EXISTING LITIGATION**

Pursuant to Government Code section 5496.97(d)(1)

Number of Matters: Three (3)

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The City Council reviewed each matter with the City Attorney's Office and gave direction. There is no other reportable action.

**2. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code section 54957.6

Labor Negotiator: City Manager Tanya Williams,

Human Resources Director Shama Curian

Employee Organizations:

- Executive Management Team
- Management Unrepresented Employees
- Rialto City Employee's Association (RCEA)
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- Rialto Police Benefit Association – General
- Rialto Professional Firefighters of California - Local 368
- Unrepresented Employees

The City Council had discussion with labor negotiators. They gave direction and there is no other reportable action.

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**ORAL COMMUNICATIONS**

Victoria Quesenberry addressed the City Council as plaintiff related to a civil complaint filed against the City of Rialto related to the 41 unpermitted structures or lots. She stated she purchased property in May 2003 stating that it was not legal and falsely properly approved and about multiple City violations. She is demanding a public investigation into all 41 unpermitted structures, immediate correction of the general plan zoning maps and public data bases and City involvement. It is a legal matter that cannot be ignored.

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Stephanie Cane addressed the City Council related to her neighborhood asbestos contamination and related to the information she received from City staff. She is asking that the City investigate the units. She stated there are 22 fraudulent deeds in her name and how it has impacted her. April 2024 City Council approval action was referenced but states she has not received a response from the City.

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## **ORAL COMMUNICATIONS**

Mayor Baca stated that the Community Development Director can meet with resident to determine if the area is within the City of Rialto jurisdiction, make certain the matter is attended to and has the proper individuals to determine if the area is contaminated and follow-up with appropriate response.

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Abraham Gallegos with Teamsters Local 1932 representing the Teamsters Mid-Management & Confidential Employee's Union (TMMU) unit introduced himself as the TMMU representative and thanked the City for their hospitality.

He shared what the organization offers to City employee members including upcoming healthcare clinics. He looks forward to working with the members in the City.

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Mayor Baca commented on the City holding a Veteran's Day memorial. He recommends a feasibility study to determine the cost for event.

He also commented on Wi-Fi accessibility at the City parks and wants to see that move forward.

He stated that he is appalled at the U.S. Supreme Court's decision to lift restrictions on Los Angeles immigration raids. It puts many residents in a very difficult situation.

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**City Council to Consider removing or continuing any items on the agenda**

City Clerk McGee stated there is a correction to be made on F.3. The resolution number will be corrected to Resolution No. 8407.

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## **CONSENT CALENDAR**

### **A. WAIVE FULL READING OF ORDINANCES**

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### **B. APPROVAL OF WARRANT RESOLUTIONS**

B.1 Warrant Resolution No. 2026-08

B.2 Warrant Resolution No. 2026-09

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### **C. APPROVAL OF MINUTES**

C.1 Regular City Council Meeting - August 26, 2025

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### **D. CLAIMS AGAINST THE CITY – FOR INFORMATION ONLY**

D.1 Carolyn Langan

D.2 Michael White Sr.

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## **CONSENT CALENDAR**

### **E. SET PUBLIC HEARING**

E.1 Request City Council to Set a **Public Hearing for September 23, 2025**, to Solicit Public Comments from Interested Citizens and to Consider and Approve the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER).

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### **F. MISCELLANEOUS**

F.1 Request City Council to: (1) Approve a One-Year Facility License Agreement between the City of Rialto and the National Council of Negro Women Bethune Center for Space at Grace Vargas Senior Center; and (2) Authorize the City Manager to Execute the Agreement and all Necessary Documentation.

F.2 Request City Council to Receive and File for Future Audit the Treasurer's Investment Report as of July 31, 2025.

F.3 Request City Council to: (1) Ratify the submission of a grant application to the Yuhaaviatam of San Manuel Nation in the amount of \$35,000 to establish a Sensory Mobile Trailer; and (2) Accept the grant award and adopt **Resolution No. 8407** amending the Fiscal Year Budget; and (3) Authorize the City Manager or designee to execute all related documents necessary for the grant application, award, and acceptance of the funds.

F.4 Request City Council to: (1) Approve the California Office of Traffic Safety Motorcyclist Safety Education and Training Program Grant Agreement in the Amount of \$24,000; (2) Adopt **Resolution No. 8402** Amending the 2025-2026 Fiscal Year Budget; and (3) Authorize the City Manager or Designee to Execute All Documents.

F.5 Request City Council to: (1) Approve the California Office of Traffic Safety Selective Traffic Enforcement Program Grant Agreement in the Amount of \$400,000; (2) Adopt **Resolution No. 8403** Amending the 2025-2026 Fiscal Year Budget; and (3) Authorize the City Manager or Designee to Execute All Documents.

F.6 Request City Council to: (1) Approve the California Office of Traffic Safety Traffic Records Improvement Project Grant Agreement in the Amount of \$19,800; (2) Adopt **Resolution No. 8404** Amending the 2025-2026 Fiscal Year Budget; and (3) Authorize the City Manager or Designee to Execute All Documents.

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## **CONSENT CALENDAR**

F.7 Request City Council to adopt by Second Reading **of Ordinance No. 1702** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING CHAPTER 15.08 OF THE RIALTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING CODES OF THE CALIFORNIA CODE OF REGULATIONS. TO INCLUDE: 2025 CALIFORNIA ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 WILDLAND URBAN INTERFACE CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA REFERENCED STANDARDS CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH APPENDICES AND AMENDMENTS."

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Motion by Council Member Carrizales, second by Council Member Perez and carried by a 5-0 vote to approve the Consent Calendar with a correction on F.3 to read as Resolution No. 8407.

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### **PUBLIC HEARING TAB 1 Adopt Resolution No. 8395**

Amy Crow, Administrative Analyst, presented staff report to Request City Council to (1) Conduct a Public Hearing for the Placement of Liens for Delinquent Refuse Collection Accounts for the 1st Quarter of 2025; and (2) Adopt **Resolution No. 8395** Authorizing the Filing of Liens Against Certain Properties for Delinquent Refuse Accounts with the San Bernardino County Assessor-Recorder-Clerk's Office.

Motion by Council Member Carrizales, second by Council Member Montoya Jr., and carried by a 5-0 vote to close the Public Hearing.

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Motion by Mayor Pro Tem Scott, second by Council Member Carrizales, and carried by a 5-0 vote to Adopt **Resolution No. 8395** Authorizing the Filing of Liens Against Certain Properties for Delinquent Refuse Accounts with the San Bernardino County Assessor-Recorder-Clerk's Office.

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**TAB 2**  
**Introduce First Reading of**  
**Ordinance No. 1703**

Daniel Casey, Principal Planner, presented staff report to Request the City Council to Conduct a Public Hearing to Introduce for First Reading of **Ordinance No. 1703**, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE FOR COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 98 (AB 98)", reading by title only and waiving full reading thereof.

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**Public Comment**

Jesus Medrano addressed the City Council related to the moratorium. He suggested the City Council look at its own City, the surrounding cities and the Inland Empire as a whole that is connected to air pollution and air quality. He asked how the City will move forward. Adding warehouses is not the answer. The people and the community deserve better.

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Claudia Cuevas addressed the City Council in support of AB 98 on behalf of CCAEJ. She asked that the City Council support AB 98, for it will support and enrich the community. She stated they have not received a response to their questions from a recent City visit. The community feels ignored. Although the community comes with their concerns, the City Council Members already know how they will be voting. She stated that the CCAEJ attempts to bring in trees to Rialto, but there are fewer green spaces available. She hopes the City Council makes the better decision because the City Council also lives in Rialto. She hopes for change.

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Maria Velazquez addressed the City Council related to trucks and warehouses. She asked that the matter be taken seriously. She also addressed traffic safety concerns by Etiwanda Avenue and Pepper Avenue in which she had five incidents where she was almost struck by vehicles. Children are in danger in the nearby schools. She asked the City Council to take time to visit that intersection. The community needs to be informed of what is happening within the City. There is a lot to be said and done.

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Marvin Norman with CCAEJ addressed with City Council related to AB 98. He is glad the City is making these changes. He hopes there will be beneficial changes to the City. He stated the City is running out of green spaces, and this will help regulate.

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**TAB 2**  
**Introduce First Reading of**  
**Ordinance No. 1703**

Motion by Council Member Perez, second by Mayor Pro Tem Scott, and carried by a 5-0 vote to close the Public Hearing.

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Mayor Pro Tem Scott asked if the Ordinance has more stringent requirements than AB 98.

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Mr. Casey stated that in the City's existing Ordinance there are provisions more stringent than AB 98.

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Mayor Pro Tem Scott asked what those provisions are.

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Mr. Casey stated architectural designs, landscape elements, and various criteria.

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Mayor Pro Tem Scott stated that no charge would be required on any electric charging station for small cars on any new commercial project versus the State requirement other than applying the conduit.

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Mr. Casey stated it is correct.

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Mayor Pro Tem Scott stated that Rialto has been ahead of other cities such as trucks not allowed to park near residential areas and distances from housing to warehouses. He commended staff for bringing those items and moving forward with this item tonight.

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Mayor Baca inquired about development standards for new indoor storage facilities and asked if the new requirements affect warehouses being currently built.

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Mr. Casey stated it does not affect the warehouses currently under construction.

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**TAB 2**  
**Introduce First Reading of**  
**Ordinance No. 1703**

Mayor Baca asked if there is current legislation being debated at the State level that may impact additional changes and how those changes would be implemented.

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Director of Community Services Taylor addressed Mayor Baca's question. She stated that the City and lobbyist are monitoring the Sacramento bill. The changes are more on the City's implementation side such as amending the transportation element, and truck route path requirements. There is nothing in the current version of the bill that would require the City to amend a section of the code.

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Mayor Baca asked if the City would be prepared to implement any changes if necessary. He wants to make certain the City is in compliance.

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Director of Community Services Taylor stated correct.

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Mayor Baca asked if warehouses built prior to September 24 would have to comply with the new requirements.

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Mr. Casey stated any existing facility would not be subject to these provisions unless they expand 20 percent or more of their current area.

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Mayor Baca asked that all Community Development staff become familiar, and Planning Commissioners become trained in all the warehouse requirements so they make informed decisions.

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Director of Community Services Taylor stated yes, sir.

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**ORDINANCE NO. 1703**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE FOR COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 98 (AB 98).

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**TAB 2**  
**Introduce First Reading of**  
**Ordinance No. 1703**

Motion by Council Member Perez, second by Mayor Pro Tem Scott, and carried by a 5-0 vote to Introduce for First Reading of **Ordinance No. 1703**, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE FOR COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 98 (AB 98)", reading by title only and waiving full reading thereof.

The vote was AYES: Mayor Baca, Mayor Pro Tem Scott, Council Member Carrizales, Council Member Perez, and Council Member Montoya Jr.

NOES: None. ABSTAIN: None. ABSENT: None.

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**TAB 3**  
**Adopt Resolution No. 8405 Amending the**  
**Capital Improvement Program to the Carl**  
**Johnson Gym Project and Fergusson**  
**Park Resurfacing Project**

Cynthia Alvarado-Crawford, presented staff report to Request the City Council to (1) Approve a Funding Agreement with the County of San Bernardino, Substantially Similar to the Agreement attached to the Staff Report for the Carl Johnson Gym Project and to the Fergusson Park Resurfacing Project; (2) Adopt **Resolution No. 8405** Amending the Capital Improvement Program to Appropriated \$203,000 to the Carl Johnson Gym Project and \$120,000 to the Fergusson Park Resurfacing Project; and (3) Authorize the City Manager to Execute all Necessary Documents.

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**Public Comment**

Joe Baca Jr., San Bernardino County Supervisor, presented the City of Rialto with a \$323,000 check related to the investments and improvements made to the Johnson Center and Fergusson Park. He thanked the City as a good community partner and for matching the fund's investment that the County of San Bernardino is making.

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Mayor Baca thanked Supervisor Baca Jr. for the generous contribution and for his continued support.

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Motion by Council Member Carrizales, second by Mayor Pro Tem Scott, and carried by a 5-0 vote to (1) Approve a Funding Agreement with the County of San Bernardino, Substantially Similar to the Agreement attached to the Staff Report for the Carl Johnson Gym Project and to the Fergusson Park Resurfacing Project; (2) Adopt **Resolution No. 8405** Amending the Capital Improvement Program to Appropriated \$203,000 to the Carl Johnson Gym Project and \$120,000 to the Fergusson Park Resurfacing Project.

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**TAB 4**  
**Approve Professional Services  
Agreement with Carbon Health for  
Medical Services**

Shama Curian, Director of Human Resources and Risk Management presented staff report to Request City Council to (1) Approve a Professional Services Agreement With Carbon Health for Pre-Employment Medical Examinations and Other Employment-Related Medical Services in an Amount not to Exceed \$240,000; and (2) Authorize the City Manager to Execute All Related Documents.

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Motion by Mayor Pro Tem Scott, second by Council Member Carrizales, and carried by a 5-0 vote to Approve a Professional Services Agreement With Carbon Health for Pre-Employment Medical Examinations and Other Employment-Related Medical Services in an Amount not to Exceed \$240,000.

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**TAB 5**  
**Introduce First Reading  
Ordinance No. 1704**

Eric Vail, City Attorney, presented staff report to Request the City Council to Introduce for First Reading **Ordinance No. 1704**, Amending Sections 2.12.030, 2.12.040, 2.12.050 and 2.12.060 of Chapter 2.12 of the Rialto Municipal Code to Adjust the Salary of the Mayor, City Councilmembers, City Clerk and City Treasurer of the City of Rialto as Authorized by California Law.

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**ORDINANCE NO. 1704**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA AMENDING SECTION 2.12.030, SECTION 2.12.040, SECTION 2.12.050 AND 2.12.060 OF THE RIALTO MUNICIPAL CODE TO ADJUST THE SALARIES OF THE MAYOR, MEMBERS OF THE CITY COUNCIL, CITY CLERK AND CITY TREASURER.

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Motion by Council Member Perez, second by Council Member Montoya Jr. and carried by a 5-0 vote to Introduce First Reading **Ordinance No. 1704**, Amending Sections 2.12.030, 2.12.040, 2.12.050 and 2.12.060 of Chapter 2.12 of the Rialto Municipal Code to Adjust the Salary of the Mayor, City Councilmembers, City Clerk and City Treasurer of the City of Rialto as Authorized by California Law.

The vote was AYES: Mayor Baca, Mayor Pro Tem Scott, Council Member Carrizales, Council Member Perez, and Council Member Montoya Jr.

NOES: None. ABSTAIN: None. ABSENT: None.

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**TAB 6**

**Adopt Resolution No. 8406  
Award Construction Contract to C.P.  
Construction Co., Inc. for Baseline Storm  
Drain Project; Authorize a Contract  
Change Order with Fountainhead  
Corporation Pursuant**

Tim Sullivan, Assistant City Manager, presented staff report to Request the City Council to (1) Adopt **Resolution No. 8406** Amending the 2025-2026 Fiscal Budget; (2) Award of a Construction Contract to C.P. Construction Co., Inc., in the amount of \$29,107,522.20 for the Baseline Storm Drain Project, City Project No. 170700; (3) Authorize a Contract Change Order in the amount of \$2,993,555.00 with Fountainhead Corporation Pursuant to the City's "On-Call" Agreement for Construction Management, Inspection, and Materials Testing Services for Baseline Storm Drain Project, City Project No. 170700; (4) Approve a Fourth Amendment for Construction Phase Services to Huitt-Zollars in the amount of \$330,000.00 and to Extend the Term Limits of the Professional Services Agreement; (5) Delegate Authority to the City Manager to Approve Contract Change orders in the Cumulative Amount of \$1,000,000; and (6) Authorize the City Manager or Their Designee to Execute all Related Documents.

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Mayor Pro Tem Scott stated this is a long-awaited and needed project. He is glad to see it move forward. This will resolve the flooding at Cedar Avenue, Ayala Drive, and all along Baseline Road. This is a great project, and he would gladly move approval.

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Council Member Carrizales expressed his concern with Citywide projects' dust control and daily sweeps with minimal supervision. The projects he has witnessed are a mess.

He strongly recommends City staff monitor closely the daily sweeps to have the least impact on residents during the two-year construction period.

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Assistant City Manager Sullivan stated that City staff and representatives from both companies are taking note.

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Motion by Mayor Pro Tem Scott, second by Council Member Carrizales and carried by a 5-0 vote to Adopt **Resolution No. 8406** Amending the 2025-2026 Fiscal Budget; (2) Award of a Construction Contract to C.P. Construction Co., Inc., in the amount of \$29,107,522.20 for the Baseline Storm Drain Project, City Project No. 170700; (3) Authorize a Contract Change Order in the amount of \$2,993,555.00 with Fountainhead Corporation Pursuant to the City's "On-Call" Agreement for Construction Management, Inspection, and Materials Testing Services for Baseline Storm Drain Project, City Project No. 170700; (4) Approve a Fourth Amendment for Construction Phase Services to Huitt-Zollars in the amount of \$330,000.00 and to Extend the Term Limits of the Professional Services Agreement; (5) Delegate Authority to the City Manager to Approve Contract Change orders in the Cumulative Amount of \$1,000,000 dollars.

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**REPORTS**

Each Council Member gave their report.

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**Department Head Reports**

Department heads gave their report.

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**ADJOURNMENT**

Motion by Council Member Perez second by Council Member Montoya Jr. and carried by a 4-0 vote to adjourn the City Council Meeting at 8:08 pm.



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MAYOR JOE BACA

**ATTEST:**



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CITY CLERK BARBARA A. McGEE