

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, February 25, 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, February 25, 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 5:30 p.m.

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

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

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CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code section 54957.6

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 3688
- Unrepresented Employees

CLOSED SESSION

Motion by Council Member Carrizales and second by Council Member Montoya Jr. 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 5:31 p.m.

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The City Council returned from Closed Session at 6:00 p.m.

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CALL TO ORDER

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

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OPEN SESSION

The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Andy 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 Edward Montoya Jr. led the pledge of allegiance.

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Pastor Dr. Victor Nolen – Word In Action Christian Center.

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City Attorney's Report on Closed Session

1. CONFERENCE WITH LABOR NEGOTIATOR
Pursuant to Government Code section 54957.6
Director Shama Curian
Employee Organizations:
 - Executive Management Team
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 - Rialto Police Benefit Association - General
 - Rialto Professional Firefighters of California - Local 3688
 - Unrepresented Employees

The City Council received a briefing from Human Resources Director Shama Curian. There was no other discussion or reportable action.

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**PRESENTATIONS AND
PROCLAMATIONS**

1. Omnitrans Employee of the year- Maintenance-
Alejandro Castro - Mayor Joe Baca
2. Omnitrans Employee of the quarter- Maintenance-
Jose Gonzalez - Mayor Joe Baca

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ORAL COMMUNICATIONS

Christopher Cota addressed the City Council related to the revitalization of Margaret Todd Park and the need for field lighting at the park and other improvements.

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

None.

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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. 2025-30

B.2 Warrant Resolution No. 2025-31

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C. APPROVAL OF MINUTES

C.1 Special City Council Meeting - February 1, 2025

C.2 Regular City Council Meeting - February 11, 2025

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D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

D.1 Destiny Cazares

D.2 Jason Scott Conrad

D.3 Landexcorp LLC

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CONSENT CALENDAR

E. SET PUBLIC HEARING

- E.1 Request City Council to: 1) Set a Public Hearing for March 25, 2025, to Conduct a Property Owner Protest Ballot Proceeding; 2) Adopt Resolution No. 8323 Initiating the Proceedings for the Annexation of Properties to the Rialto Landscaping and Lighting Maintenance District No. 2 and to Levy and Authorize Collection of Assessments Commencing with Fiscal Year 2024/2025; and 3) Adopt Resolution No. 8324 Declaring the Intention to Annex Properties to the Rialto Landscaping and Lighting Maintenance District No. 2 and Conduct a Property Owner Protest Ballot Proceeding On The Matter of the New Assessments Related Thereto Commencing with Fiscal Year 2024/2025.

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F. MISCELLANEOUS

- F.1 Request City Council to consider 1) Cancelling and/or to Reschedule Regular City Council Meeting Dates July 8, November 11, November 25, December 23, 2025 2) Consider Summer Recess from June 29 through July 12.
- F.2 Request City Council to 1) Approve a Joint Use Agreement with Southern California Edison (SCE) related to the Precise Plan of Design (PPD) 2021-0055, Located on the Westside of Locust Avenue at Lowell Street and 2) Authorize the City Manager to Execute all Related Documents.
- F.3 Request City Council to Receive and File for Future Audit the Treasurer's Investment Report as of December 31, 2024.

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

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PUBLIC HEARING

TAB 1

Urgency Ordinance No. 1698

Establishing a Temporary Moratorium for ten (10) months and fifteen (15) days

Daniel Casey, Principal Planner presented staff report to Request the City Council to conduct the public hearing and adopt Urgency Ordinance No. 1698 entitled, "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, EXTENDING THE PROVISIONS OF URGENCY ORDINANCE NO. 1697, ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF "INDOOR STORAGE FACILITIES", WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF RIALTO, FOR AN ADDITIONAL TEN (10) MONTHS AND FIFTEEN (15) DAYS".

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TAB 1
Urgency Ordinance No. 1698
Establishing a Temporary Moratorium for
ten (10) months and fifteen (15) days

Mayor Baca asked if anyone wished to speak on TAB 1.

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No one came forward.

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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 moratorium that is being proposed for is for 10 months, and how many days.

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Mr. Casey stated and fifteen days.

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Mayor Pro Tem Scott asked if the purpose of the moratorium is for zoning purposes.

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Mr. Casey stated that is correct.

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Mayor Pro Tem Scott asked what would happen if a project wanted to come forward in that ten-month period that is in a proper-zoned area. He asked if the application would still be processed or denied.

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Mr. Casey stated that should a project be proposed that is subject to the moratorium, the application would be accepted and reviewed, but not scheduled for any type of action until the moratorium is either expired or an Ordinance has been adopted addressing the concern.

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Mayor Pro Tem Scott expressed his concerns with the timeframe. The City Council had asked that this be conducted in a faster manner to address the zoning issues. He believes 10 months is a long time.

He stated that the compromise should there be a project in a property-zoned area that does not require to be rezoned would be to entertain and allow the project to move forward.

He asked City Attorney Vail if that would be appropriate.

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City Attorney Vail stated that the change could be made. The alternative is to reduce time of the moratorium to no longer than six months.

TAB 1
Urgency Ordinance No. 1698
Establishing a Temporary Moratorium for
ten (10) months and fifteen (15) days

Mayor Pro Tem Scott stated that would be acceptable. Ten months is too long.

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Council Member Carrizales asked if a matter would come up in the next three months, would there be another three-month wait.

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Mayor Pro Tem Scott asked a scenario situation about the timeframe of an application submission between viewing and going to a hearing.

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Mr. Casey stated approximately six months.

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Mayor Pro Tem Scott clarified that an application could be in process and the hearing would take place in six months.

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Mr. Casey stated yes.

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Mayor Baca stated that an amendment could be made to include that zoning compliance is met.

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Mayor Pro Tem Scott stated his concern is with properties that have an issue and to review rezoning.

He requested that the Renaissance Parkway be added from Alder Avenue to Ayala Avenue related to City property that are is currently zoned as industrial that should be re-zoned as commercial.

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Council Member Perez agrees that reducing the timeframe would be ideal.

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Mayor Pro Tem Scott made a motion to approve the Item, reduce the timeframe to six months. For re-zoning review purposes, he is including area between Renaissance Parkway between Alder Avenue and Ayala Drive, specifically the two City properties between Linden Avenue and Alder Avenue on north side of Casmalia Street.

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Council Member Carrizales second the motion.

TAB 1
Urgency Ordinance No. 1698
Establishing a Temporary Moratorium for
ten (10) months and fifteen (15) days

City Attorney Vail stated there are four places in the ordinance that will be adjusted. Rather than ten (10) months and (15) days, it will read ten (10) months. He suggests the moratorium closing on August 26, 2025, that coincides with the City Council meeting in August. It would allow staff to complete the process and have the ordinance to take effect on that date.

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Mayor Pro Tem Scott stated that made sense.

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Mayor Baca asked if that would be enough time.

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Mr. Casey stated yes.

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Mayor Baca stated that the amendment would then state that it would take place for six months including zoning in specific areas through August 26, 2025.

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Mr. Casey stated correct.

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Motion by Mayor Pro Tem Scott, second by Council Member Carrizales and carried by a 5-0 vote to Adopt **Urgency Ordinance No. 1698** entitled, "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, EXTENDING THE PROVISIONS OF URGENCY ORDINANCE NO. 1697, ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF "INDOOR STORAGE FACILITIES", WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF RIALTO, FOR AN ADDITIONAL SIX (6) MONTHS TO CLOSE ON AUGUST 26, 2025, AND TO INCLUDE ZONING AT THE RENAISSANCE PARKWAY AREA BETWEEN ALDER AVENUE AND AYALA DRIVE.

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

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

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TAB 1
Urgency Ordinance No. 1698
Establishing a Temporary Moratorium for
ten (10) months and fifteen (15) days

Ordinance 1698 was read into the record.

ORDINANCE NO. 1698

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, EXTENDING THE PROVISIONS OF ORDINANCE NO.1698 ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF INDOOR STORAGE FACILITIES WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF RIALTO. SIX (6) MONTHS TO CLOSE ON AUGUST 26, 2025, AND TO INCLUDE ZONING AT THE RENAISSANCE PARKWAY AREA BETWEEN ALDER AVENUE AND AYALA DRIVE.

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TAB 2
Housing and Community
Development 2025-2029 Five-year
Consolidated Plan for the allocation of
the CDBG and Home Investment
Partnerships Program (HOME) funds

Cynthia Alvarado, Director of Community Services and Ana Marie Lenou, with AGI, presented staff report to Request City Council to: (1) Conduct a Public Hearing to solicit public comments from interested citizens regarding the Housing and Community Development needs concerning the five-year 2025-2029 Consolidated Plan for the allocation of the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds; (2) Close the Public Hearing; and (3) Provide additional input and direction to staff on the 2025-2029 Five-Year Consolidated Plan and 2025-2026 Annual Action Plan.

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Mayor Baca asked if anyone wished to speak on TAB 2.

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No one came forward.

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

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Mayor Baca stated he wants to make certain guidelines are followed and that funds are provided to non-profit organizations and affordable housing and to make certain an assessment and evaluation are conducted to ensure organizations' services are being provided in the City of Rialto. He recommends surplus funds from COVID be reviewed.

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**TAB 2
Housing and Community
Development 2025-2029 Five-year
Consolidated Plan for the allocation of
the CDBG and Home Investment
Partnerships Program (HOME) funds.**

Ms. Lenou stated the CDBG-CV discussion will take place at the next City Council meeting. That is a separate matter. This item pertains to the consolidated plan development.

Part of the consolidated plan will be to bring forth to the ad hoc committee the applications for the next fiscal year for review.

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Mayor Baca stated that should the City be cut off from community block grants, would there be an additional way to submit for additional grants to fund some projects. It needs to be considered.

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Motion by Mayor Pro Tem Scott, second by Council Member Carrizales and carried by a 5-0 vote to approve the Community Development needs concerning the five-year 2025-2029 Consolidated Plan for the allocation of the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds.

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**TAB 3
Adopt Resolution No. 8325 approving the
issuance of bonds**

Paul Guerrero, Economic Development Manager, presented staff report to Request City Council to (1) Conduct a Public Hearing regarding the issuance of Tax-Exempt Bonds for Citrus Grove Apartments and (2) Adopt Resolution No. 8325 approving the issuance of bonds.

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Mayor Baca asked if anyone wished to speak on TAB 3.

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No one came forward.

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

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Motion by Mayor Pro Tem Scott, second by Mayor Baca and carried by a 5-0 vote to Adopt Resolution No. 8325 approving the issuance of bonds.

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**TAB 4
Adopt Resolution No. 8326
Authorizing the Filing of Liens Against
Certain Properties for Delinquent Refuse
Accounts**

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 3rd Quarter of 2024; and 2) Adopt Resolution No. 8326 Authorizing the Filing of Liens Against Certain Properties for Delinquent Refuse Accounts with the San Bernardino County Assessor-Recorder-County Clerk.

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Mayor Baca asked if anyone wished to speak on TAB 4.

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TAB 4
Adopt Resolution No. 8326
Authorizing the Filing of Liens Against
Certain Properties for Delinquent Refuse
Accounts

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

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Motion by Council Member Carrizales, second by Mayor Pro Tem Scott and carried by a 5-0 vote to Adopt Resolution No. 8326 Authorizing the Filing of Liens Against Certain Properties for Delinquent Refuse Accounts with the San Bernardino County Assessor-Recorder-County Clerk.

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

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

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TAB 5
Continue the Public Hearing until March
11, 2025, on Substantial Amendment
No. 7 for Fiscal Year 2020-2021 CDBG-CV
Annual Action Plan

Cynthia Alvarado, Director of Community Services, presented staff report to Request City Council to Continue the Public Hearing until March 11, 2025, to solicit public comments from interested citizens on Substantial Amendment No. 7 to the Fiscal Year 2020-2021 CDBG-CV Annual Action Plan.

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Mayor Baca asked if anyone wished to speak on Item 5.

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No one came forward.

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Mayor Pro Tem Scott made a motion to continue the Public Hearing until the next City Council meeting on March 11, 2025.

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Motion by Council Member Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to continue the Public Hearing until the next City Council meeting on March 11, 2025.

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NEW BUSINESS

TAB 6
Consider Adoption of Ordinance No.
1699 Reorganize the City commissions
reducing the number commissions from
(9) to (4)

Eric Vail, City Attorney, presented staff report to Request City Council to Consider Adoption of Ordinance No. 1699 Amending Chapters 2.16, 2.18, 2.20, 2.22, 2.24, 2.27, and 4.01, and repealing Chapters 2.25, 2.64 and 2.68 of the Rialto Municipal Code to consolidate and Reorganize the City's commissions reducing the number of commissions from (9) to (4).

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TAB 6
Consider Adoption of Ordinance No.
1699 Reorganize the City commissions
reducing the number commissions from
(9) to (4)

Mayor Pro Tem Scott asked where the repository for the applications will be.

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City Attorney Vail stated the City Clerk will do the solicitation in compliance with State law, under the Maddy Act. All applications will be routed to the City Manager's Office. That is provided in the Ordinance.

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Mayor Pro Tem Scott asked if applications will be starting over and if there are any existing applications.

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City Clerk McGee stated there are some existing applications.

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Mayor Pro Tem Scott asked how old.

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City Clerk McGee stated there has not been any application submission for the last three or four months.

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Mayor Pro Tem Scott asked if it would be appropriate to reset the applications and start within the same timeframe as April 8.

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City Attorney Vail stated yes. It was not included into the Ordinance until direction was received from the City Council as to how and when the process should begin.

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Mayor Baca stated that every individual who is already there should apply. He stated that the nine different commissions were reviewed. He emphasized that there was a lot of commissioner absenteeism and lacked a quorum. It was determined best to consolidate and have individuals apply to the four remaining commissions.

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Mayor Pro Tem Scott stated that any existing commissioner is encouraged to reapply.

Council Member Perez asked about an ad hoc committee reviewing the applications.

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TAB 6
Consider Adoption of Ordinance No.
1699 Reorganize the City commissions
reducing the number commissions from
(9) to (4)

City Attorney Vail stated it is not needed at this time. It can be brought before the City Council months after the applications have come in. The City Council can decide then.

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Mayor Baca stated that whether it is decided as a whole or an ad hoc committee, recommendations would be given to the City Council for approval.

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Motion by Mayor Pro Tem Scott, second by Council Member Montoya, Jr. and carried by a 5-0 vote to Adoption of Ordinance No. 1699 Amending Chapters 2.16, 2.18, 2.20, 2.22, 2.24, 2.27, and 4.01, and repealing Chapters 2.25, 2.64 and 2.68 of the Rialto Municipal Code to consolidate and Reorganize the City's commissions reducing the number of commissions from (9) to (4).

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

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

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Ordinance 1699 was read into the record.

ORDINANCE NO. 1699

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO CALIFORNIA AMENDING CHAPTERS 2.16, 2.18, 2.20, 2.22, 2.24, 2.27, 2.64 AND 4.01, REPEALING CHAPTERS 2.25, AND 2.68 OF THE RIALTO MUNICIPAL CODE TO CONSOLIDATE AND REORGANIZE THE CITY'S COMMISSIONS.

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Department Head Reports

Department Heads gave their report.

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REPORTS

Council Members gave their report.

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ADJOURNMENT

Motion by Council Member Perez, second by Council Member Carrizales and carried by a 5-0 vote to adjourn the City Council Meeting at 7:40 p.m.

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MAYOR JOE BACA

ATTEST:

CITY CLERK BARBARA A. McGEE