



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 Carrillo

Eric Vail, City Attorney
Tanya Williams, City Manager

Tuesday, January 13, 2026

6:30 PM

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, December 9, 2025.

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.

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 Andy Carrizales, 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 and City Treasurer Edward Carrillo.

PLEDGE OF ALLEGIANCE - Council Member Andy Carrizales

INVOCATION - Pastor Harry Bratton - Greater Faith Grace Bible Church

PRESENTATIONS AND PROCLAMATIONS

- 1 Certificates of Recognition to Phoenix Rising Masonic Lodge and Fontana-Rialto Elks Lodge #2013 - Mayor Joe Baca

ORAL COMMUNICATIONS

**Tony B. - He wanted to understand why Chick-fil-a didn't come into the area.
Ana Gonzalez - there are still 3 families at the Ayres Hotel waiting on housing and they are waiting on a meeting with the residents to resolve lingering**

CONSENT CALENDAR

A. WAIVE FULL READING OF ORDINANCES

B. APPROVAL OF WARRANT RESOLUTIONS

No Warrant Resolutions

C. APPROVAL OF MINUTES

- C.1 Regular City Council Meeting - December 9, 2025

D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

- D.1 Bryan Morales

- D.2 David Ezra Lingurar

E. SET PUBLIC HEARING

- E.1** Request City Council to: (1) Set a Public Hearing for **February 10, 2026**, to Conduct a Property Owner Protest Ballot Proceeding; (2) Adopt **Resolution No. 8442** 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 2025/2026; (3) Adopt **Resolution No. 8443** 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 2025/2026; and (4) Direct Webb Financial, on behalf of the City Clerk, to Mail a Public Notice and Official Ballot to all Affected Property Owners Prior to the Public Hearing.
- E.2** Request City Council Set a Public Hearing for **January 27, 2026** to Consider: (1) **Tentative Parcel Map No. 2023-0006 (TPM20809)**, a Request to Resolve Underlying Past Recordings and Instruments and Provide Public Right-of-Way Dedications Related to One (1) 38.89 gross acre (38.78 net acre) Parcel of Land Located at the Southwest Corner of Locust Avenue and Lowell Street Within the General Manufacturing (I-GM) Land Use District of the Rialto Airport Specific Plan ("Site"); (2) **Conditional Development Permit No. 2023-0032**, a Request to Allow the Development and Operation of a 664,859 Square Foot Industrial Warehouse Building on the Site; (3) **Precise Plan of Design No. 2023-0041**, a Request to Allow the Development of a 664,859 Square Foot Industrial Warehouse Building with Associated Paving, Landscaping, Fencing, Lighting, and Drainage Improvements on the Site; (4) Development Agreement No. 2024-0002, a Development Agreement Between the City of Rialto and IV5 Locust Gateway Logistics Center LLC to Memorialize Certain Benefits and Terms Related to the Development of a 664,859 Square Foot Industrial Warehouse Building on the Site; and, (5) an Environmental Impact Report (**Environmental Assessment Review No. 2023-0051**) Prepared for the Project, in Accordance with the California Environmental Quality Act (CEQA).

F. MISCELLANEOUS

- F.1** Request City Council to: Adopt **Resolution No. 8444** approving the Safe Streets and Roads for All Final Safety Action Plan.
- F.2** Request City Council to: (1) Approve a Non-financial Memorandum of Understanding between the Department of Public Health, Environmental Health Services and the City of Rialto to Partner on Food Recovery Efforts that Meet the Requirements of Senate Bill 1383, Effective from the Date of Execution through December 31, 2030; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.
- F.3** Request City Council to: (1) Adopt **Resolution No. 8445** Approving Tract Map 20356 for the Subdivision of Three Parcels of Land Located at the Corner of Foothill Boulevard and Larch Avenue Within the Residential-High Density (R-HD) Zone of the Foothill Boulevard Specific Plan into Seven Lots for Condominium Purposes; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.
- F.4** Request City Council to Receive and File for Future Audit the Treasurer's Investment Report as of November 30, 2025.

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

TAB PUBLIC HEARING

- TAB1** Request City Council/Rialto Utility Authority to Conduct a Public Hearing, as Required Under Proposition 218, Adopt **Resolution No. 8446** and **RUA Resolution No. 26-01** Approving the Proposed Adjustments for Water and Wastewater Services as supported by the Water Resources Economics Rate Study (October 2025).
PRESENTATION
(ACTION)

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

Motion by Mayor Pro Tem Scott, second by Council Member Carrizales and carried by a 5-0 vote to continue this agenda item until the January 27, 2026 City Council Meeting.

TAB2

Request City Council Conduct a Public Hearing to Consider Adoption of:

- (1) **Resolution No. 8447** Approving **Specific Plan Amendment No. 2024-0005**, an Amendment to the Renaissance Specific Plan Consisting of the Reconfiguration of Miro Way to Extend from Linden Avenue to Ayala Drive, the Changing of the Land Use Designation of Planning Area 123 to General Commercial with a Residential Overlay, and the Changing of Planning Area 126 and Planning Area 133 to Business Center ("Site");
- (2) **Resolution No. 8448** Approving a Subsequent Environmental Impact Report to the 2016 Renaissance Specific Plan Amendment Environmental Impact Report (**Environmental Assessment Review No. 2024-0025 / State Clearinghouse No. 2024070224**), Prepared for the Project, in Accordance with the California Environmental Quality Act (CEQA); and
- (3) **Ordinance No. 1707** Approving a First Amendment to the Development Agreement Between the City of Rialto and Lewis-Hillwood Rialto Company LLC to Eliminate Provisions and References Related to a Public Park on Planning Area 126 and Planning Area 133 of the Renaissance Specific Plan.

(ACTION)

Oral Communications:

Jorge Zavala - encourage the City Council to approve the project to keep Rialto moving forward.

Motion by Council Member Perez, second by Council Member Montoya and carried by a 4-0 vote to close the public hearing. Council Member Carrizales recused himself from this agenda item.

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 4-0 vote to approve TAB 2 and add, "the money that is being received can be allocated for park improvements or expansion". Council Member Carrizales recused himself from this agenda item.

TAB NEW BUSINESS**TAB3**

Request City Council to: (1) Award a Construction Contract to Roadway Engineering & Construction Corp., in the amount of \$937,665 for Fire Station 201 Safety Improvements, City Project No. 25021; (2) Authorize a Contract Change Order in the amount of \$188,965.88 with SPECS Engineering Group, Inc. pursuant to the City's "On-Call" Agreement for Construction Management, Inspection, and Materials Testing Services for Fire Station 201 Safety Improvements, City Project No. 25021;(3) (1) Adopt **Resolution No. 8449** Amending the 2025-2026 Fiscal Budget; and (4) Authorize the City Manager or Their Designee to Execute all Related Documents.

(ACTION)

Motion by Council Member Montoya, second by Mayor Baca and carried by a 5-0 vote to approve TAB 3 with a correction to Resolution No. 8449 removing the Construction Management budget line of \$188,965.88 and to return to a future City Council meeting to consider the construction management portion of this project.

TAB4

Request City Council to: (1) Adopt **Resolution No. 8450** Accepting the SB1 Trade Corridor Enhancement Program Grant for the I-10 Riverside Avenue Freight Improvement Project, City Project No. 140813, in the amount of \$29,800,000; and (2) Authorizing the Execution of a Baseline Agreement with the California Transportation Commission and the California Department of Transportation, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney; and (3) Authorize the City Manager or Their Designee to Execute the Baseline Agreement.

(ACTION) (POWERPOINT)

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to approve TAB 4.

TAB5

Request City Council to: (1) Adopt **Resolution No. 8451** Approving the Memorandum of Understanding Establishing Compensation and Related Benefits for Employees Represented by the Rialto City Employees' Association; (2) Adopt **Resolution No. 8452** Approving the Memorandum of Understanding Establishing Compensation and Related Benefits for Employees Represented by the Teamsters Mid-Management and Confidential Employee Union; and (3) Adopt **Resolution No. 8453** Updating the Citywide Classification and Compensation Plan for Full-time and Part-time Employees; to Amend the Salaries for those Classifications Represented by the Rialto City Employees' Association and the Teamsters Mid-Management and Confidential Employee Union.
(ACTION)

Motion by Mayor Pro Tem Scott, second by Mayor Baca and carried by a 5-0 vote to approve TAB5.

ADJOURNMENT

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to adjourn the meeting at 8:13 pm in memory of:

**Retired Corporal Ron Russo
former motor officer
Rialto Police Department**

Joe Baca

MAYOR JOE BACA

ATTEST:

Barbara A. McGee

CITY CLERK BARBARA A. MCGEE