

**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 11, 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 11, 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 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 Acting City Manager Tanya Williams, City Attorney Eric Vail, and City Clerk Barbara McGee. City Treasurer Edward Carrillo was absent.

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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**

### 2. CONFERENCE WITH LEGAL COUNSEL

#### ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.9(d)(4)

Significant Exposure to Litigation

Number of Matters: Two (2)

- Authority to file claim with claim administrator for national PFAS settlement re TYCO and BASF corporations.
- Authority to appeal base score allocation re national PFAS settlement with 3M and DuPont Companies.

### 3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code section 54956.8

Property: Citrus Grove Apartments, 14332 N. Willow Avenue, Rialto CA.

Agency Negotiators: Director of Community Development, Colby Cataldi; City Attorney, Eric Vail.

Negotiating Parties: Rialto Housing Authority; Chase KYC; National Community Renaissance of California

Under Negotiation: Price and terms of loan modification

### 4. PUBLIC EMPLOYEE APPOINTMENT

Pursuant to Government Code section 54957(b)

One (1) position:

Title: City Manager

## **SUBSEQUENT NEED ITEM**

### 5. THREAT TO PUBLIC SERVICES OR FACILITIES

Pursuant to Government Code section 54957

Consultation with: Police Chief Mark Kling

Motion by Mayor Pro Tem Scott and second by Council Member Carrizales and by carried by a 5-0 vote to include Item 5 as a Subsequent Need: Threat to Public Services or Facilities.

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

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The City Council went into Closed Session at 5:03 p.m.

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The City Council returned from Closed Session at 6:25 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 Perez led the pledge of allegiance.

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Pastor Jose Vindel – Rialto United Methodist.

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

#### **5. THREAT TO PUBLIC SERVICES OR FACILITIES**

Pursuant to Government Code section 54957

Consultation with: Police Chief, Mark Kling

The City Council added Item as a Subsequent Need by unanimous vote. The City Council received a briefing from the Police Chief.

#### **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

The City Council had a conference with the Acting City Manager Williams and Director of Human Resources Curian. There is no other reportable action.

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

### **2. CONFERENCE WITH LEGAL COUNSEL**

#### **ANTICIPATED LITIGATION**

Pursuant to Government Code section 54956.9(d)(4)

Significant Exposure to Litigation

Number of Matters: Two (2)

- Authority to file claim with claim administrator for national PFAS settlement re TYCO and BASF corporations.
- Authority to appeal base score allocation re national PFAS settlement with 3M and DuPont Companies.

The City Council gave direction to the City Attorney's Office. There is no other reportable action.

### **3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code section 54956.8

Property: Citrus Grove Apartments, 14332 N. Willow Avenue, Rialto CA.

Agency Negotiators: Director of Community Development, Colby Cataldi; City Attorney, Eric Vail.

Negotiating Parties: Rialto Housing Authority; Chase KYC;

National Community Renaissance of California

Under Negotiation: Price and terms of loan modification

The City Council gave direction. There is no other reportable action.

### **4. PUBLIC EMPLOYEE APPOINTMENT**

Pursuant to Government Code section 54957(b)

One (1) position:

Title: City Manager

There is no other reportable action. Item is also on the agenda this evening.

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Mayor Baca stated that this month the City is commemorating Black History Month and to all the African Americans who contributed to our country.

He stated that the City was informed by Edison the outage has been moved so that the Rialto residents in the Las Colinas area will no longer be facing the outages that they have recently experienced.

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## **PRESENTATIONS AND PROCLAMATIONS**

1. Presentation - Recognition of Girls Volleyball Team - Cynthia Alvarado, Director of Parks, Recreation and Community Services.
2. Presentation - Update on Police Station - Chief Mark Kling

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## **ORAL COMMUNICATIONS**

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

Treshae Finnie addressed the City Council related to renovation of her apartment and how it would be beneficial for her family and surrounding community.

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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. 2024-28

B.2 Warrant Resolution No. 2024-29

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

C.1 Regular City Council Minutes – January 28, 2025

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### **D. SET PUBLIC HEARING**

D.1 Setting a Public Hearing for February 25, 2025, to Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing regarding issuance of Tax-Exempt Bonds for Citrus Grove Apartments.

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### **E. MISCELLANEOUS**

E.1 Request City Council to Approve the Rialto Police Department 2024 Annual Military Equipment Report, as Required by Section 7072(a) of the California Government Code.

E.2 Request City Council to: 1) Award Professional Services Agreements to Bureau Veritas North America, Inc., Onward Engineering, and SPECS Engineering Group, Inc. for On-Call Professional Construction Management, Inspection, and Materials Testing Services; and 2) Authorize the City Manager or Their Designee to Execute All Related Documents.

E.3 Request City Council to 1) Award a Professional Services Agreement to Harris and Associates, Inc., a California Corporation, for On-Call Capital Project Program Management and Related Services; and 2) Authorize the Acting City Manager or Their Designee to Execute All Related Documents

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## **CONSENT CALENDAR**

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

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### **PUBLIC HEARING**

#### **TAB 1**

**Approve Resolution No. 8318 and Resolution No. 8319 Regarding the Proposed Annexation of Territory to the Rialto Landscape and Lighting District No. 2 Confirming the Engineer's Report**

Amy Crow, Administrative Analyst presented staff report to request City Council to: 1) Conduct a Public Hearing Regarding the Proposed Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2; 2) Request City Council to Adopt Resolution No. 8318 Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, Commencing in Fiscal Year 2024/2025; and 3) Request City Council to Adopt Resolution No. 8319 Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2024/2025 for said Annexation.

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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 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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City Clerk McGee read the following ballots into the record:

LLMD2 PPD2022-001

PPD 2022-0001: In support

PPD2021-0055: In support

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**TAB 1**

**Approve Resolution No. 8318 and  
Resolution No. 8319 Regarding the  
Proposed Annexation of Territory to the  
Rialto Landscape and Lighting District  
No. 2 Confirming the Engineer's Report**

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to Adopt Resolution No. 8318 Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, Commencing in Fiscal Year 2024/2025; and Adopt Resolution No. 8319 Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2024/2025 for said Annexation.

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**TAB 2**

**Foothill Central Specific Plan  
Adopt Resolution No. 8320 and  
Resolution No. 8321**

Paul Gonzalez, Community Development Manager, and David Suls, Urban Planner with WSP, presented staff report to Request the City Council Conduct a Public Hearing to consider Adoption of the Foothill Central Specific Plan by adopting (1) Resolution No. 8320 approving a Mitigated Negative Declaration (Environmental Assessment Review No. 2024-002) prepared for the project, in accordance with the California Environmental Quality Act (CEQA), and (2) Resolution No. 8321 approving *Specific Plan Amendment No. 2022-004* (Master Case No. 2022-075), for the Foothill Central Specific Plan.

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Council Member Carrizales abstained from TAB 2 due to a conflict of interest with his place of business on Foothill Boulevard.

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Council Member Carrizales stepped away from the dais at 7:02 p.m.

City Clerk McGee informed the City Council related to a letter received from Warmington Residential in support of the Foothill Central Specific Plan.

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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 Mayor Pro Tem Scott second by Council Member Perez and carried by a 4-0 vote to close the Public Hearing.

Council Member Carrizales abstained due to a conflict of interest.

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**TAB 2**  
**Foothill Central Specific Plan**  
**Adopt Resolution No. 8320 and**  
**Resolution No. 8321**

Mayor Baca stated he agreed with the plan. It gives the City an opportunity to revitalize downtown and to allow for residential development.

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Mayor Pro Tem Scott commended City staff for their great work. He is pleased to see Foothill Boulevard as a mixed-use area. He hopes it will bring new projects to the City. It will certainly enhance Foothill Boulevard and the downtown area.

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Motion by Council Member Perez, second by Mayor Pro Tem Scott and carried by a 4-0 vote to adopt Resolution No. 8320 approving a Mitigated Negative Declaration (Environmental Assessment Review No. 2024-002) prepared for the project, in accordance with the California Environmental Quality Act (CEQA) and adopt Resolution No. 8321 approving *Specific Plan Amendment No. 2022-004* (Master Case No. 2022-075), for the Foothill Central Specific Plan.

Council Member Carrizales abstained due to a conflict of interest with his place of business on Foothill Boulevard.

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Council Member Carrizales returned to the dais at 7:12 p.m.

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**NEW BUSINESS**  
**TAB 3**  
**Adopt RHA Resolution No. 01-25 for loan**  
**modification for the Citrus Grove**  
**Renovation**

Colby Cataldi, Community Development Director, presented staff report to request the City Council/Rialto Housing Authority to adopt RHA Resolution No. 01-25 to consider the loan modification for the Citrus Grove Renovation Project.

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Mayor Baca asked if anyone wished to speak.

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**PUBLIC COMMENT**

Jason Neil addressed the City Council related to the Citrus Grove Renovation Project and is available to answer questions.

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Sulema Hernandez addressed the City Council in support of the Citrus Grove Renovation Project. The renovation project would assist individuals with disabilities and suggested that it would be ADA compliant.

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Mayor Pro Tem Scott asked Community Development Director Cataldi and clarified that the project is not being approved tonight. The City Council is acting on whether it agrees to the loan modifications terms and forgiving \$14 million dollars.

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**TAB 3**  
**Adopt RHA Resolution No. 01-25 for loan**  
**modification for the Citrus Grove**  
**Renovation**

Community Development Director Cataldi stated correct.

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Mayor Pro Tem Scott asked how many similar projects does the City have.

Community Development Director Cataldi stated National CORE owns three properties within the City; the Julia Palms Property.

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Mayor Pro Tem Scott asked if Julia Palms property is an actual CORE project.

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Community Development Director Cataldi stated no it is not.

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Mayor Pro Tem Scott asked if the City has forgiven loans on other projects.

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Community Development Director Cataldi stated not to his knowledge.

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Mayor Pro Tem Scott asked if this loan is not forgiven, what would be the outcome.

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Community Development Director Cataldi stated that should the City not pursue this matter, the National CORE will be in jeopardy of losing the \$16 million dollars of tax credits and taxes on bond financing secured through the State. That will go away. It is critical to effectuating the improvements. The risk to the City is that the property could go further into disrepair and could potentially be an asset that deteriorates to a degree, which is expensive to recover from. Should a default were to occur, there are other entities in a stronger position than the City to take over that asset, to which the City would likely not recover any money.

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Mayor Pro Tem Scott asked if it would include the additional \$8 million dollars owed on this loan, a total of \$22 million dollars.

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Community Development Director Cataldi stated yes.

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**TAB 3**  
**Adopt RHA Resolution No. 01-25 for loan**  
**modification for the Citrus Grove**  
**Renovation**

Mayor Pro Tem Scott asked if this project pays any fees as a result of these modifications to the buildings.

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Community Development Director Cataldi stated they have their building permits with the City department. They have plans and gone through plan checks. They will be paying all City permit fees.

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Mayor Pro Tem Scott asked what the value of the project proposed construction is.

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Community Development Director Cataldi stated between \$12-16 million. Seventy thousand dollars per unit times 150 is approximately \$11 million dollars.

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Mayor Pro Tem Scott asked if Federal Home Loan Bank is being asked to forgive \$11 million dollars and Rialto is being asked to forgive \$14 million.

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Community Development Director Cataldi stated correct.

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Mayor Pro Tem Scott asked if California HCD and the County of San Bernardino are not being asked to forgive anything.

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Community Development Director Cataldi stated that is correct.

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Mayor Pro Tem Scott asked if it is common in the State of California for these low-income projects for cities to be asked to forgive money.

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Community Development Director Cataldi stated it is. The affordable housing projects are not one that are typically known to produce great revenue for a municipality. The City of La Quinta forgave a loan in the \$20 million range.

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Mayor Pro Tem Scott asked if the project is fully occupied.

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**TAB 3**  
**Adopt RHA Resolution No. 01-25 for loan**  
**modification for the Citrus Grove**  
**Renovation**

Community Development Director Cataldi stated they are in the 90<sup>th</sup> percentile.

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Mayor Baca asked how many affordable housings are there in the City of Rialto.

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Community Development Director Cataldi stated he will bring a report to Mayor and the City Council that will identify all the affordable housing complexes in the City.

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Mayor Baca asked how many have childcare and disability accessibility.

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Community Development Director Cataldi stated this one does and has a successful program. He is not aware of the other facilities or if there are County sponsorship day care programs.

He will prepare research and get back to the City Council.

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Mayor Baca stated it is a great asset through National CORE to provide disability accessibility and childcare. This can be used as a model in the future. The long-range needs to be reviewed.

He's inclined to move in favor of this loan modification.

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Motion by Mayor Baca, second by Council Member Andy Carrizales and carried by a 5-0 vote to Adopt RHA Resolution No. 01-25 to consider the loan modification for the Citrus Grove Renovation Project.

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 4**  
**Consideration of a Contract with**  
**Genasys Inc for EVAC Evacuation**  
**Management Platform**

Brian Park, Fire Chief presented staff report to request City Council's Consideration of a Contract with Genasys Inc. for the Implementation of the Genasys EVAC Evacuation Management Platform in the amount of \$161,635.

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**TAB 4**  
**Consideration of a Contract with**  
**Genasys Inc for EVAC Evacuation**  
**Management Platform**

Mayor Pro Tem Scott appreciates this being brought forward. He would have hoped for a more elaborate presentation with comments by the Water Department, Public Works, and others about what happens in the event of an emergency in Rialto.

He would like to see something with a broader message to the community informing them of what to anticipate in the event of an actual fire. Rialto could be in a situation such as Los Angeles either a fire or earthquake which includes water resources and ability to put out fires to reassure the community there are enough resources.

He requests an intense conversation return for the residents of this City to assure them that the City is prepared.

He stated the City does not have generators in the City's well facilities. Should power be completely shut down, there would not be water. It is something that needs to be addressed clearly and quickly.

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Mayor Baca agreed with Mayor Pro Tem Scott to return with an outline plan with how to address with emergency services to all the citizens of Rialto.

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Motion by Council Member Perez, second by Council Member Carrizales and carried by a 5-0 vote to Approve Contract with Genasys Inc. for the Implementation of the Genasys EVAC Evacuation Management Platform in the amount of \$161,635.

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**TAB 5**  
**Adopt Resolution No. 8322**  
**Appointing Tanya Williams as City**  
**Manager and approving employment**  
**agreement**

Eric Vail, City Attorney presented staff report to Request City Council to Adopt Resolution No. 8322 appointing Tanya Williams as City Manager and approving an employment agreement between the City of Rialto and Tanya Williams.

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Motion by Mayor Baca, second by Mayor Pro Tem Scott and carried by a 5-0 vote to adopt Adopt Resolution No. 8322 appointing Tanya Williams as City Manager and approving an employment agreement between the City of Rialto and Tanya Williams to commence February 11, 2024.

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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Mayor Baca congratulated City Manager Tanya Williams.

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**TAB 5**  
**Adopt Resolution No. 8322**  
**Appointing Tanya Williams as City**  
**Manager and approving employment**  
**agreement**

City Manager Williams thanked Mayor Baca and City Council. She stated it is an honor to serve as the next City Manager. It has been a professional goal to serve as City Manager, and it's truly an honor for it to be Rialto.

She appreciates the City Council's confidence to serve in this role, and looks forward to working with the City Council, the community, and City staff to continue the great work.

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Mayor Pro Tem Scott congratulated City Manager Williams and is confident she will do a great job.

He stated that she is the first female City Manager for the City of Rialto.

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Council Member Carrizales congratulated City Manager Williams. He looks forward to her leadership. She has done great job in the last few years. He looks forward to taking Rialto to the next level.

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Council Member Perez congratulated City Manager Williams. She had a brief opportunity to work with Ms. Williams previously. She is glad she is still here and knows she is more than capable.

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Council Member Montoya Jr. welcomed City Manager Williams. He looks forward and is excited to work with Ms. Williams.

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Mayor Baca congratulated City Manager Williams again. He looks forward to her leadership and he looks forward to stability. He has seen a lot of City Managers come and go, but with her three years' experience, she has had the opportunity to work with the each of the departments and various department heads.

He looks forward to moving forward and looking at what Rialto looks like today and what she will make it look like in the future.

He hopes her stay will be long-term.

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**City Attorney**

City Attorney Vail gave a report.

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**Community Development**

Director of Community Development Cataldi gave the Department report.

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**Public Works**

Director of Public Works Sullivan gave the Department report.

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**Community Services**

Community Services Director Alvarado gave the Department and upcoming events report.

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**Fire Department**

Fire Chief Park gave the Department report.

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**Police Department**

Police Chief Kling gave the Department report.

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**REPORTS**

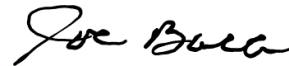
Council Members gave their report.

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**ADJOURNMENT**

Motion by Mayor Pro Tem Scott, second by Council Member Montoya Jr. and carried by a 5-0 vote to adjourn the City Council Meeting at 7:54 p.m.

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MAYOR JOE BACA

**ATTEST:**



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CITY CLERK BARBARA A. McGEE