



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 27, 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, January 27, 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 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 was absent.

- 1 CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION
Pursuant to Government Code section 54956.9(d)(4)
Number of Matters: One (1)

- 2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to Government Code section 54956.7
Property: 134 Willow Ave, Rialto CA
Agency Negotiator: Tanya Williams, City Manager
Negotiating Parties: City of Rialto; Pedro Molina
Under Negotiation: Price and Terms of Sale

- 3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2)
Number of Matters: One (1) - RWQCB / Rialto WWTP

- 4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code section 54956.9(1)
Number of Matters: Two (2)

Robertson v. City of Rialto
SBSC Case No. CIVSB2325118

Robertson v. City of Rialto
SBSC Case No. CIVSB 2325391

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to go into Closed Session at 5:03 pm.

City Council returned from Closed Session at 6:30 pm.

6:30 p.m.

OPEN SESSION

Called to Order By: Mayor Joe Baca at 6:31 pm

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 - Mayor Pro Tem Ed Scott

INVOCATION - Pastor Javier Reyes - Calvary Rialto

City Attorney's Report on Closed Session

In regards to Closed Session, City Attorney Vail reported:

Item 1) CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION -The City Council voted unanimously to initiate a receivership action with regard to property located at 134 Willow Ave., Rialto, CA.

Item 2) CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The City Council received a briefing from the real property negotiator and discussion. There is no other reportable action.

Item 3) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - The City Council voted unanimously to continue this item until the first meeting in February.

Item 4) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The City Council gave direction to Special Counsel for both of the listed cases. There is no other reportable action.

ORAL COMMUNICATIONS

1. Representative speaking on behalf of Cristina Ramirez, Rialto resident, expressed the issues she is having with the property she and her husband purchased in 2023 under false pretense and to find alternate solutions rather than just demolish.

CONSENT CALENDAR

A. WAIVE FULL READING OF ORDINANCES

B. APPROVAL OF WARRANT RESOLUTIONS

B.1 Warrant Resolution No. 2026-23

B.2 Warrant Resolution No. 2026-24

B.3 Warrant Resolution No. 2026-25

C. APPROVAL OF MINUTES

C.1 Regular City Council Meeting - January 13, 2026

D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

D.1 Arleen Cynthia Sanchez

D.2 Pedro Damian Molina

E. SET PUBLIC HEARING

E.1 Request City Council to Set a Public Hearing for February 24, 2026, to Consider the Placement of Liens for Delinquent Refuse Collection Accounts for the Third Quarter of the 2025 Calendar Year.
(ACTION)

E.2 Request City Council to Set a Public Hearing for **February 24, 2026** to Consider and Adopt: 1) **Environmental Assessment Review No. 25-0020**; 2) **General Plan Amendment No. 25-0001**; 3) **Zoning Code Amendment No. 25-0002**; 4) **Specific Plan Amendment No. 25-0001**; and, 5) **Specific Plan Amendment No. 25-0002** to comply with State Law.

F. MISCELLANEOUS

- F.1** Request City Council to Adopt **Resolution No. 8454** Amending the City's Investment Policy.
- F.2** Request City Council to approve second reading of **Ordinance No. 1707** Approving the 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.
- F.3** Request City Council/Rialto Utility Authority to Approve a Second Amendment to the Professional Services Agreement With Water Resources Economics in an Amount of \$20,000 for a Total Agreement Compensation Not to Exceed \$120,000.00 and Authorize the City Manager or Their Designee to Execute all Related Documents.

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

TAB PUBLIC HEARING

- TAB1** Request City Council Conduct a Public Hearing to Consider Adoption of: (1) **Resolution No. 8455** Approving an Environmental Impact Report (**Environmental Assessment Review No. 2023-0051 / State Clearinghouse No. 2024061274**), Prepared for the Development and Operation of a 664,859 Square Foot Industrial Warehouse Building on 38.89 Gross Acres (38.78 Net Acres) of Land (APN: 0239-192-23) 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"), in Accordance with the California Environmental Quality Act (CEQA); (2) **Resolution No. 8456** Approving **Tentative Parcel Map No. 2023-0006 (TPM 20809)**, a Request to Provide Right-of-Way Dedications and to Resolve Underlying Past Recordings and Instruments Related to One (1) 38.89 Gross Acre (38.78 Net Acre) Parcel of Land (APN: 0239-192-23) on the Site; (3) **Resolution No. 8457** Approving **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; (4) **Resolution No. 8458** Approving **Precise Plan of Design No. 2023-0041**, A Request to Allow the Development of a 664,859 Square Foot Industrial Warehouse Building on the Site; and (5) **Ordinance No. 1708** Approving **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.

**PRESENTATION
(ACTION)**

TAB1 - ORAL COMMUNICATIONS

Julie Luu - Representative with the Western States Regional Council of Carpenters - expressed their strong support for this project.

Louie Lopez - Business Agent for the Ironworkers Local 433 - expressed their support for this project.

Robert Ramos - Business Agent for the Ironworkers Local 416 - expressed their support for this project.

Amy Smith - Representative of Care California - expressed their support for this project.

Cesar Lamas - expressed his support for this project.

Larry Bustos - 20 year member of Labors International Union of North America (LiUNA) - expressed his support for this project.

John Sisley - Representative of the Union Plumbers, Pipefitters and Refrigeration for San Bernardino/Riverside County, Delegate to the Building Trades Commission and the Inland Empire Labor Council - expressed his support for this project.

Joseph Quezada - Representative and member of Labors International Union of North America (LiUNA) Local 783 - expressed his support for this project.

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

Motion by Mayor Pro Tem Scott, second by Mayor Baca and carried by a 5-0 vote to approve TAB 1, approve \$1million of the \$4 million community benefit money to be allocated to the Rialto Police Dept. Crime Center and truck traffic enforcement in that area and for the remainder \$3 million to be decided by the City Council, and the \$364,699 designated as project fair share be specifically used for items with the exception of Locust and Casmalia signalization, and held by the Finance Dept. until the fund are used.

UNFINISHED BUSINESS

TAB2 Request City Council/Rialto Utility Authority to Continue Deliberation and Consider Approval of Revised Water and Wastewater Rate Adjustments for 2026 - 2030 (Lower Than Proposition 218 Notice) and Adoption of **Resolution No. 8446** and **RUA Resolution No. 26-01**.
PRESENTATION
(ACTION)

Mayor Pro Tem Scott abstained from the Water portion of TAB 2, due to a conflict of interest of owning and living in a residence within the Rialto Water Services area. He left the dais.

Presentation was made on the water rate increase portion of TAB 2.

Motion by Mayor Baca, second by Council Member Montoya and carried by a 4-0 vote, Mayor Pro Tem Scott abstained, to approve the water portion of TAB 2, Resolution No. 8446-A and RUA Resolution No. 26-01-A.

City Clerk McGee noted for the record a Letter of Support for water and wastewater rate adjustments from Building & Construction Trades Council of San Bernardino & Riverside Counties.

ORAL COMMUNICATION

Ben Pratt - Representative of International Brotherhood of Electrical Workers (IBEW) Local 477 - spoke in favor of the water and wastewater rate increases.

Thomas Ruiz - Representative with LiUNA - spoke in favor of the water and wastewater rate increases.

Motion by Mayor Baca, second by Council Member Montoya and carried by a 4-0 vote, Mayor Pro Tem Scott abstained, to approve the water portion of TAB 2, Resolution No. 8446-A and RUA Resolution No. 26-01-A.

Mayor Pro Tem Scott returned to the dais at 7:47 pm.

Presentation was made on the wastewater rate increase portion of TAB 2.

Motion by Mayor Baca, second by Mayor Pro Tem Scott and carried by a 5-0 vote to approve the wastewater portion of TAB2, Resolution No. 8446-B and RUA Resolution No. 26-01-B.

NEW BUSINESS

TAB3

Request City Council to: (1) Adopt **Resolution No. 8458** Amending the 2025-2026 Fiscal Budget; (2) Authorize a Contract Task Order in the amount of \$136,929.20 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; and (3) Authorize the City Manager or Their Designee to Execute all Related Documents.

(ACTION)

Motion by Council Member Perez, second by Council Member Carrizales and carried by a 5-0 vote to approve TAB 3.

REPORTS

City Council and Department Heads gave their reports.

ADJOURNMENT

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to close the meeting at 8:12pm in honor of:

January designated as Firefighter Cancer Awareness Month and in honor of three firefighter deaths in the City of Rialto related to cancer:

Engineer Richard "Scott" Swingel passed January 27, 2018

Battalion Chief Mike Peel passed January 18, 2022

Engineer Johnny Thompson passed January 21, 1999

MAYOR JOE BACA

ATTEST:

CITY CLERK BARBARA A. MCGEE