

City of Rialto

*Council Chambers
150 S. Palm Ave.
Rialto, CA 92376*



Regular Meeting

Tuesday, July 28, 2015

5:00 PM

**CITY COUNCIL, City of Rialto, acting as Successor Agency to the
Redevelopment Agency, RIALTO HOUSING AUTHORITY**

City Council

*Mayor Deborah Robertson
Mayor Pro Tem Joe Baca Jr.
Council Member Edward Palmer
Council Member Shawn O'Connell
Council Member Ed Scott
Barbara A. McGee City Clerk
Edward Carrillo City Treasurer
Fred Galante City Attorney
Mike Story City Administrator*

Members of the public are afforded an opportunity to speak on any listed agenda item. Please notify the City Clerk if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto) at least 72 hours in advance of the meeting. All writings that relate to an agenda item for an open session of a regular meeting of the City Council distributed to all, or a majority, of the Council Members also shall be made available, at the same time but not sooner than 72 hours before a regular meeting, for public inspection in the Office of the City Clerk located at 290 West Rialto Avenue, Rialto, California (909-820-2519) from 7:00 a.m. to 6:00 p.m., Mondays through Thursdays, and on the City's website at www.rialtoca.gov Any person having a question concerning any agenda item may call the City Clerk's office to make inquiry concerning the nature of the item described on the agenda.

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the City Council only if it is considered to be a "subsequent need" or "emergency" item and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CAR 35.102-35.104 ADA Title II).

Next Ordinance No.1562

Next Resolution No. 6792

Called to Order By:

ROLL CALL

Rialto – Entering a Second Century of Progress

- *Rialto will be a Family First Community*
- *Rialto Shall Attract High-Quality Development and Improve its Physical Environment*
- *Rialto's Economic Environment will be Healthy and Diverse*
- *Rialto will be an Active Community*

All items listed on this agenda are being considered and/or acted upon by the City Council on behalf of the City of Rialto, except for such items as are designated by the "RUA," "RHA," which items are being considered and/or acted upon by the Members of the Rialto Utility Authority or Rialto Housing Authority of the City of Rialto in its separate legal capacity. For convenience and ease of administration only, the agendas for each separate legal body have been consolidated herein

5:00 p.m.

CLOSED SESSION

- 1 [15-546](#) Conference with Legal Counsel - Existing Litigation: The City Council will discuss the following pending litigation(s) pursuant to Government Code Section 54956.9(d)(1):
- (a) City of Colton v. American Promotional Events, Inc, et al
CD Cal Case No. ED CV 09-01864 PSG(SSx) and consolidated cases
 - (b) Sergio Maldonado v. City of Rialto, et al
S.B. Superior Court Case No. CIVDS1213121
 - (c) San Bernardino Valley Municipal Water District v. San Gabriel Valley Water d.b.a. Fontana Water Company, et al
S.B. Superior Court Case No. CIVDS1311085
 - (d) Gary Chaffee v. City of Rialto
U.S. District Court, Central District, Case No. CV00264-JGB-DTB
- 2 [15-547](#) Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to paragraph (2) of Subdivision (d) of Government Code Section 54956.9. Number of cases: One case.

6:00 p.m.

Called to Order By:

ROLL CALL

PLEDGE OF ALLEGIANCE-Council Member Ed Scott

INVOCATION-Pastor Elias Valdez, Lost and Found Ministries

City Attorney's Report on Closed Session

PRESENTATIONS AND PROCLAMATIONS

- 1 [15-548](#) Proclamation-Parks and Recreation Month -Recreation Commission
Chairman Joe Britt/Mayor Deborah Robertson

ORAL COMMUNICATIONS

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

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion in the following form listed. There will be no separate discussion on these items. If discussion is required, the item will be removed from the Consent Calendar and will be considered separately. Vote may be by roll call.

CONSENT CALENDAR**A. WAIVE FULL READING OF ORDINANCES (ACTION)**

1. Waive reading in full, all ordinances considered at this meeting.

B. APPROVAL OF WARRANT RESOLUTIONS

B.1 [15-535](#) Resolution No. 02 (07/17/15)

Attachments: [Warrant Resolution No. 2](#)

B.2 [15-536](#) Resolution No. 03 (07/24/15)

Attachments: [Warrant Resolution No. 3](#)

C. APPROVAL OF MINUTES

C.1 [15-537](#) Regular City Council Meeting - July 14, 2015

Attachments: [July 14, 2015](#)

D. SET PUBLIC HEARING

- D.1 [15-524](#) Request Council to Set a Public Hearing for **August 11, 2015** for Consideration of an Addendum to the Renaissance Specific Plan Environmental Impact Report (EIR) (**Environmental Assessment Review No. 15-25**); **Amendment No. 4 To The Renaissance Specific Plan** to change the zoning of a 1.3 acre site from Utilities/Public Facilities to Employment Zone; **Variance No. 710** to vary from the setback requirement for lots in the Employment Zone; **Tentative Parcel Map No. 19649** to consolidate twenty-three (23) parcels of land and create one (1) parcel of land; **Lot Line Adjustment No. 224** to adjust the property lines between contiguous parcels and create a 0.55 acre parcel for the proposed church; **Conditional Development Permit No. 773** to locate a church sanctuary in the employment zone; **Precise Plan Of Design No's. 2399 & 2400** to construct an approximately 2,264 square foot church and a 742,514 square foot warehouse; and **Development Agreement No. 15-01.**

Attachments: [A-Location Map](#)

[B-Extracted pages from 6 - LLA No. 224 - Signed \(I-210 III, Rialto\) 6.24.15](#)

[C-Tentative Parcel Map No. 19649 \(I-210 III, Rialto\) 6.29.15](#)

[D-Site Plan w Church - DAB-1 1 \(I-210 III Rialto\) 6 29 15](#)

[E-Color Elevations - Warehouse \(I-210 III, Rialto\) 5.4.15](#)

[E--Color Elevations - Church \(I-210 III, Rialto\) 5.4.15](#)

[F-Preliminary Landscape Plans - Warehouse \(I-210 III, Rialto\) 5.5.15](#)

[G-Addendum to EIR \(I-210 III, Rialto\) 5.5.15](#)

[H-Logistics Ctr III MMRP-061715](#)

- D.2 [15-528](#) Request City Council to Set a Public Hearing for **August 11, 2015**, to Consider Adoption of a Resolution of Necessity to Acquire Portions of APN# 0240-221-15, 18, 21 and 28 from the Estate of Irma Dean Bowles for public right-of-way for the Walnut Avenue and Laurel Avenue Widening Project.

Attachments: [Exhibit A - Bowles Offer Package to PA](#)

[Exhibit B - Notice of Public Hearing for Reso of Necessity - Bowles](#)

[Exhibit C - NOTICE OF DETERMINATION for Walnut Laurel](#)

- D.3 [15-529](#) Request City Council to Set a Public Hearing for **August 11, 2015**, to Consider Adoption of a Resolution of Necessity to Acquire Portions of APN# 0240-221-16 from the Estate of Ida N. Henderson for public right-of-way for the Walnut Avenue and Laurel Avenue Widening Project.

Attachments: [Exhibit A - Henderson Offer Package to PA](#)

[Exhibit B- Notice of Public Hearing - Reso of Necessity - Henderson](#)

[Exhibit C - NOD for Walnut Laurel](#)

- D.4 [15-520](#) Request City Council to Set a Public Hearing for **August 25, 2015**, to Consider the Placement of Liens for Delinquent Refuse Collection Accounts for the 1st Quarter of the 2015 Calendar Year

Attachments: [Residential and Commercial Lien List 1st Qtr. 2015](#)

E. MISCELLANEOUS

- E.1 [15-539](#) Request City Council to Approve a Training Request for Officer Dane W. Stordahl to Attend the Basic Handlers Course at Adlerhorst International, Inc., August 3 - September 11, 2015.

Attachments: [Canine Training Info & Agenda](#)
[Travel Request](#)

- E.2 [15-516](#) Request City Council to Receive and File the Statement of Income and Expenses related to Airport Escrow Account for June 2015.

Attachments: [Exhibit A Airport Escrow Statement of Income and Expense](#)
[Exhibit B CalTrust June 2015](#)
[Exhibit C 1st Am Trust 6302015](#)

- E.3 [15-519](#) Request City Council to Approve an Increase to the Annual Purchase Order with Community Animal Hospital to \$19,000 for FY2014/15.

- E.4 [15-521](#) Request City Council to Approve the Travel and Training request for Mayor Deborah Robertson to attend the Southern California Transportation Coalition 2015 Mobility 21 Summit.

Attachments: [Travel Form - Mobility 21](#)

- E.5 [15-534](#) Request City Council to Approve Travel and Training request for City Clerk Barbara McGee to attend the 2015 League of California Cities Annual Conference and Expo, September 30 - October 2, 2015.

Attachments: [Form - 2015 League Annual - City Clerk](#)

- E.6 [15-522](#) Request City Council to Approve the Issuance of a Purchase Order to Keystone Management, Inc. for Fire Alarm Systems Monitoring and Repair Services by their subsidiaries, Tyco Fire & Building Products and ADT Security Services, in the Total Amount of \$35,000.

Attachments: [Attachment 1](#)
[Attachment 2](#)

E.7 [15-517](#) Request City Council to Adopt **Resolution No. 6786** Accepting the Plan for Services to annex Lytle Creek Ranch Specific Plan Neighborhoods 2 and 3 (Annexation No. 170) from unincorporated San Bernardino to West Valley Water District.

Attachments: [Extracted pages from Plan for Services - Lytle Creek Ranch Project 06-19-15 \(2\)](#)
[Plan for Services - Lytle Creek Ranch Project 06-19-15](#)
[General Plan Consistency revised](#)
[Final Resolution-West Valley Water District](#)

E.8 [15-545](#) Request City Council to Adopt **Resolution No. 6787** Accepting Funding in the Amount of \$10,000 from the Kaiser Foundation Hospitals Community Benefit Grant for the Rialto Living the Golden Years: Senior Nutrition and Fitness Programs.

Attachments: [Att 1 CC budget reso](#)
[Kaiser Letter of Agreement](#)

TAB PUBLIC HEARING

TAB1 [15-472](#) Request City Council to Conduct a Public Hearing to Receive Public Comment and Approve **Resolution No. 6788** Regarding the Placement of Charges on the County Property Tax Roll for Delinquent Wastewater Payments.

(ACTION)

Attachments: [Resolution](#)
[Exhibit A - W-TAX LIEN LETTERS re -SUBMITTED 5.26.15 v2 EC](#)

TAB NEW BUSINESS

TAB2 [15-508](#) Request City Council to authorize the purchase of two Type 1 (Structural) Fire Engines from Pierce Manufacturing Inc. in the amount of \$1,248,302.

(ACTION)

Attachments: [Executed Contract FS12-13-Pierce 1-8-14](#)
[Velocity 100% Prepay Sheet 4.15](#)
[Rialto Velocity PUC Pumper 4.15](#)

- TAB3** [15-435](#) Request City Council to Introduce by first reading of **Ordinance No. 1561**, entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING SECTION 3.20.010 OF THE RIALTO MUNICIPAL CODE TO RESCIND THE WARRANT APPROVAL PROCESS UNDER ORDINANCE NO. 1551 AND REINSTATE THE PRIOR WARRANT APPROVAL PROCESS,” reading by title only and waiving further reading thereof.
(ACTION)
Attachments: [Ordinance Amending Warrant Process re-instating prior ordinance](#)
- TAB4** [15-532](#) Request City Council to Adopt **Resolution No. 6789** Approving the Revised Travel Expense Policy.
(ACTION)
Attachments: [Rialto_s Travel Expense Policy](#)
 [Travel Policy Resolution](#)
 [Yearly Conferences - Council](#)
- TAB5** [15-523](#) Request City Council to Award Community Development Block Grant Administration Consulting Services Contract to LDM Associates in an amount not to exceed \$115,000.
(ACTION)
Attachments: [Exhibit A PSA - Administration](#)
 [RFP 15-053 CDBG Consultant](#)
 [Response 15-053 CDBG Consultant- LDM](#)
- TAB6** [15-542](#) Request that the Mayor Appoint an Ad Hoc Subcommittee for the Purpose of Negotiating Changes in the Contracts of Sale for the Renaissance Rialto Project, to Negotiate the Terms of a Development Agreement, and Advise regarding Proposed Changes to the Renaissance Specific Plan.
(ACTION)

TAB7 [15-514](#)

Request Rialto Housing Authority to Approve an Assignment of Purchase and Sale Agreements by and between LaBarge Industries and the Rialto Housing Authority related to the purchase of two parcels known as of Assessor's Parcel Numbers 0131-021-33 and 0131-021-40 for total purchase amount of \$910,000.

(ACTION)

Attachments: [Exhibit A - Area Map](#)
[Exhibit B - Bonnie View Site Map](#)
[Exhibit C - Proposed Site and Design Plan](#)
[Exhibit D - Purchase Agreement 0131-021-33](#)
[Exhibit E - Assignment Agreement APN 0131-021-33](#)
[Exhibit F - Purchase Agreement APN 0131-021-40](#)
[Exhibit G - Assignment Agreement APN 0131-021-40](#)
[Exhibit H - Appraisal 2.55 acres Bonnie View Drive, Rialto](#)
[Exhibit I - Downtown Vision Plan](#)

TAB8 [15-515](#)

Request City Council to Approve increasing Purchase Order 2015-0752 by \$48,864 to a maximum amount of \$78,864 and extend the term of the Agreement with Brett Carlson Construction for Abatement Services related to Code Enforcement Actions.

(ACTION)

Attachments: [Exhibit A - BRETT CARLSON CONTRUCTION Contract Date 09 25 2014](#)
[Exhibit B - Contract Agreement Amendment 1](#)
[Exhibit C - Court Order for Abatement](#)
[Exhibit D - Abatement Invoice and Back-Up Documents](#)

TAB9 [15-530](#) Request City Council to **(1)** Adopt **Budget Resolution No. 6790** Amending the 2015-2016 Fiscal Budget Appropriating \$25,000 from General Fund Account for the Fire Station 201 Remodel, City Project No. 140201; **(2)** Award a Construction Contract to R Dependable Construction, Inc., a California corporation, in the amount of \$323,000.00 for the Fire Station 201 Remodel City Project No. 140201; **(3)** Authorize a Purchase Order with Willdan Engineering in the Amount of \$12,160 for Construction Administration and Support Services for the Fire Station 201 Remodel, City Project No. 140201; **(4)** Delegate Authority to the City Administrator to Approve and Execute Construction Contract Change Orders up to a Cumulative Amount of \$32,000.

(ACTION)

Attachments: [Attachment 1 - Agenda item tab 11](#)
[Attachment 2 - CP No. 140201 Rebid Results](#)
[Attachment 3 - License & Reference Check](#)
[Attachment 4 - Construction Contract](#)
[Attachment 5 - P15-159 11498 RIAL Fire Station 201 Remodel](#)
[Attachment 6 - Notice of Exemption CP140201](#)
[Resolution](#)

TAB10 [15-503](#) Request City Council to Authorize the Issuance of a Purchase Order in the amount of \$66,570 for the 2015/2016 Fiscal Year with Willdan Financial Services for 1972 Act and Mello-Roos Act Administration Services.

(ACTION)

TAB11 [15-540](#) Request City Council to Approve the City of Rialto Water Conservation Rebate Program.

(ACTION)

Attachments: [Water Conservation Presentation 7-22-15](#)
[Rebate Application credit only option](#)

TAB12 [15-538](#) Request City Council to Approve a Possession and Use Agreement by and between the City of Rialto and Rosemead Properties in the amount of \$521,500 related to the Alder Avenue Widening Project.

(ACTION)

Attachments: [Exhibit A - Certified Resolution of Necessity - Resolution 6767](#)
[Exhibit B - Maps depicting Subject Property](#)
[Exhibit C - Rosemead Possession and Use Agreement Final](#)

TAB13 [15-544](#)

Request City Council to Approve a Possession and Use Agreement by and between the City of Rialto and Rosemead Properties in the amount of \$63,700 related to the Walnut Avenue and Laurel Avenue Roadway Widening Project.

(ACTION)

Attachments: [Rosemead Possession and Use Agreement Final 19_28](#)

REPORTS

MAYOR:

COUNCIL MEMBERS:

CITY ATTORNEY:

CITY ADMINISTRATOR:

ADJOURNMENT