

City of Rialto

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



Regular Meeting

Tuesday, August 13, 2019

5:00 PM

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

City Council

*Mayor Deborah Robertson
Mayor Pro Tem Ed Scott
Council Member Joe Baca Jr.
Council Member Rafael Trujillo
Council Member Andy Carrizales
Barbara A. McGee City Clerk
Edward Carrillo City Treasurer
Fred Galante City Attorney
Rod Foster 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.1621**Next Resolution No. 7552****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 [CC-19-840](#) 1.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) Palmer et al. v. City of Rialto (San Bernardino Superior Court, Case No. CIVDS1905795)
- (b) John Michael Tefft v. City of Rialto, et al. (San Bernardino Superior Court Case No. CIVDS1813893)
- 2 [CC-19-845](#) 2. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9.
Number of cases: One case
- 3 [CC-19-841](#) 3.CONFERENCE WITH REAL PROPERTY NEGOTIATOR. The City Council will confer with its real property negotiator concerning the following properties pursuant to Government Code Section 54956.8:
- (a) Property APN# 0130-251-08 (131 South Riverside Avenue)
- Negotiators: Robb R. Steel, Assistant CA/Development Services Director
County of San Bernardino Oversight Board/State DOF
- (b) Property APN# 0240-211-21,31 (Renaissance Parkway/Laurel Avenue)
- Negotiators: Robb R. Steel, Assistant CA/Development Services Director
Thomas Money, Orbis Real Estate Partners

6:00 p.m.

Called to Order By:

ROLL CALL

PLEDGE OF ALLEGIANCE - Mayor Pro Tem Ed Scott

INVOCATION - Pastor Mark Baur - 1St Baptist Church

City Attorney's Report on Closed Session

PRESENTATIONS AND PROCLAMATIONS

- 1 [CC-19-816](#) Certificate of Recognition for June Hayes: for being recognized as one of Assemblymember Reyes' 2019 Veteran of the Year Honorees - Mayor Deborah Robertson
- 2 [CC-19-830](#) Certificate of Appreciation for Officer Mark Aguirre - Mayor Deborah Robertson
- 3 [CC-19-831](#) Proclamation - Energy Upgrade California - Mayor Deborah Robertson
- 4 [CC-19-815](#) Proclamation - US Conference of Mayors "Let's Play Ball" - Mayor Deborah Robertson
- 5 [CC-19-833](#) 2020 Census Update - Lupe Camacho - Partnership Specialist

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

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

B. APPROVAL OF WARRANT RESOLUTIONS

- B.1 [CC-19-814](#) Warrant Resolution No. 4 (07/25/2019)**

- B.2 [CC-19-807](#) Warrant Resolution No. 4a (7/25/2019)
- B.3 [CC-19-836](#) Warrant Resolution No. 5 (08/01/19)
- B.4 [CC-19-837](#) Warrant Resolution No. 5a (07/31/19)
- B.5 [CC-19-835](#) Warrant Resolution No. 6 (08/08/2019)

C. APPROVAL OF MINUTES

- C.1 [CC-19-843](#) Regular City Council Meeting - May 28, 2019
- C.2 [CC-19-844](#) Regular City Council Meeting - June 11, 2019

D. SET PUBLIC HEARING

- D.1 [CC-19-810](#) Request the City Council and the Rialto Housing Authority Board to Set a Public Hearing on September 10, 2019, to Conduct a Joint Public Hearing to Consider Approving: (1) an Affordable Housing Agreement between the Rialto Housing Authority and Rialto Jackson LP, and (2) the Purchase and Sale Agreement between Rialto Jackson LP and the City of Rialto (acting for the Rialto Successor Agency) for a proposed affordable housing project at the northeast corner of Willow Avenue and West Jackson Street.

- D.2 [CC-19-817](#) Request City Council to Set a Public Hearing for **September 10, 2019** to consider (1) **General Plan Amendment No. 2019-0001**, which is a request to change the general plan land use designation of approximately 8.74 net acres of land to Residential 12, (2) **Zone Change No. 2019-0001**, which is a request to change the zoning designation of approximately 8.74 net acres of land to Multi-Family Residential (R-3), (3) **Tentative Tract Map No. 2019-0001 (TTM 20237)**, which is a request to allow the subdivision of approximately 8.74 net acres of land into sixty (60) single-family lots and twelve (12) common lots, and (4) a Mitigated Negative Declaration (**Environmental Assessment Review No. 2019-0002**) prepared for the project, in accordance with the California Environmental Quality Act (CEQA).

- D.3** [CC-19-825](#) Request City Council to Set a Public Hearing for **September 10, 2019** to: (i) Repeal Resolution No. 7277 and approve a Revised Addendum to the Lytle Creek Ranch Specific Plan (LCRSP) Final Environmental Impact Report; (ii) Repeal Ordinance No. 1598 and re-approve the LCRSP Amendment (SPA 2017-0002) to eliminate Neighborhood I, modify the land use configuration of Neighborhoods II and III, and update the text, tables, and maps; and (iii) Repeal Resolution No. 7278 and re-approve Tentative Tract Map No. 20092 (TTM 2017-0005) to create six (6) developable lots, one (1) remainder lot, and thirteen (13) lettered lots for public open space, utilities, and infrastructure on a 188-acre portion of Neighborhood II to facilitate a 776 lot residential subdivision.

E. MISCELLANEOUS

- E.1** [CC-19-789](#) Request City Council to Authorize the Issuance of a Purchase Order with Home Depot in the amount of \$49,000 for Fiscal Year 2019/2020.
- E.2** [CC-19-791](#) Request City Council to Approve the Issuance of a Purchase Order to Johnson Controls for Fire Alarm Systems Monitoring and Repair Services in the Total Amount of \$35,000 for the 2019/2020 Fiscal Year and Release a Request for Proposal (RFP) for Fire Alarm Monitoring Services, Including New Equipment.
- E.3** [CC-19-793](#) Request City Council to Authorize the Release of Request for Bids No. 20-002 for the Construction of the Casa Grande Drive Traffic Calming Plan, City Project No 190809.
- E.4** [CC-19-794](#) Request City Council to Authorize the Release of Request for Bids No. 20-004 for the Etiwanda Corridor Infrastructure Improvements, City Project No 160805.
- E.5** [CC-19-795](#) Request City Council to Approve the Purchase of Ten (10), Project 7 Entry Vests, Xtreme Level 3A with attachments for Rialto Police Inland Valley SWAT (IVS) Operators, Aardvark in the Amount of \$31,968.25.
- E.6** [CC-19-802](#) Request City Council to Issue a Purchase Order for FY19/20 with Siemens Mobility, Inc. in the amount of \$34,258.34 for the Purchase and Installation of the Backup Battery System, City Project 190803.
- E.7** [CC-19-803](#) Request City Council to Receive and File the Statement of Income and Expenses related to Airport Escrow Account for June 2019.
- E.8** [CC-19-808](#) Request City Council to Receive and File the Statement of Income and Expense for June 2019 related to the Construction Reimbursement Agreement with Ayala@210LLC for Off-Site Improvements on Renaissance Parkway.

- E.9 [CC-19-809](#) Request City Council to Receive and File the Statement of Income and Expense for June 2019 related to the Construction Loan Agreement with Ayala@210LLC for On-Site Improvements for the Renaissance Plaza Retail Center on Renaissance Parkway.
- E.10 [CC-19-827](#) Request City Council to Receive and File the Statement of Income and Expenses related to the Miro Way, Alder Avenue, and Locust/Laurel/Walnut Escrow Accounts for June 2019.
- E.11 [CC-19-828](#) Request City Council to Adopt **Resolution No.7550** Establishing the New Classifications of Director of Community Development, Deputy City Administrator, and Extra Help Retired Annuitant, and Setting the Basic Compensation Rates Effective August 13, 2019; and Deleting the Classification of Assistant City Administrator/Director of Development Services effective October 31, 2019.
- E.12 [CC-19-751](#) Request City Council to Approve an Exclusive Right to Negotiate an Agreement with Orbis Real Estate Partners for the Purchase of Approximately 2.84 Acres of Rialto Successor Agency Property and 0.29 acres of City owned Property at the intersection of Renaissance Parkway and Laurel Avenue.
- E.13 [CC-19-759](#) Request City Council to Authorize the Issuance of a Purchase Order to Willdan Financial in the Amount of \$25,075 for Administration of Annexations to Community Facility Districts and Lighting and Landscaping Districts, and the General Administration related thereto.
- E.14 [CC-19-838](#) Request City Council to Adopt **Resolution No. 7551**, A Resolution of the City Council of the City of Rialto Opposing Assembly Bill 1486, a Bill Amending the Surplus Land Act, and request the City Clerk to distribute the adopted resolution to the League of California Cities and the City's State Legislators.

TAB NEW BUSINESS

- TAB1** [CC-19-755](#) Request City Council to Approve a Second Amendment to the Contract Services Agreement with ABM Industry Groups, LLC, for Janitorial Services for Fiscal Year 2019/2020 in the amount of \$433,549.
(ACTION)
- TAB2** [CC-19-745](#) Request City Council to Approve a First Amendment to the Contract Services Agreement with Inland Empire Landscape, Inc., a California Corporation, in the Amount of \$774,433 for Landscape and Grounds Maintenance Services for Landscape Maintenance District 1, Landscape Maintenance District 2, Medians and Parkways for Fiscal Year 2019/2020.
(ACTION)
- TAB3** [CC-19-796](#) Request City Council to Approve Contract Change Order Nos. 1, 2, and 3 in the amount of \$240,000.64 for the Alder Avenue and Randall Avenue Street Improvements Project, City Projects 140801/140809.
(ACTION)
- TAB4** [CC-19-797](#) Request City Council to Authorize the Issuance of a Purchase Order with Svevia USA Inc., in the amount of \$60,000 for Fiscal Year 2019/2020 for Street Marking Paint.
(ACTION)
- TAB5** [CC-19-806](#) Request City Council Approve the Cancellation of the Bethany Presbyterian Church Garden Agreement and Reallocation of the Remaining Funds from the Community Garden Capital Project to Support a Free Dump Day Program for Rialto Residents.
(ACTION)
- TAB6** [CC-19-813](#) Request the City Council to (1) Approve a Contract Services Agreement with St. Francis Electric for one (1) year with the option of two (2) additional one (1) year extensions, with the initial year amount of \$343,935 for Fiscal Year 2019/2020.
(ACTION)
- TAB7** [CC-19-756](#) Request City Council to Approve a Records Management System, Mobile Data, Computer Aided Dispatch, Property/Evidence Systems, CrimeMapping.com, CrimeView Desktop and Dashboard Annual Maintenance Agreement with Trittech Software Systems in the Amount of \$154,089.11 for Fiscal Year 2019/2020.
(ACTION)

- TAB8** [CC-19-839](#) Request the City Council to provide formal direction with regard to the inclusion of a fireworks review on the March 2020 ballot and any actions or other ballot measures.
(ACTION)
- TAB9** [CC-19-826](#) Request City Council to Consider and Adopt **Urgency Ordinance No. 1620**, entitled, "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO ESTABLISHING A TEMPORARY MORATORIUM ON ANY CONSTRUCTION OR ALTERATIONS OF ACCESSORY DWELLING UNITS WITHIN THE CITY OF RIALTO," reading the ordinance by title only and waving further reading thereof.
(ACTION)
- TAB10** [CC-19-818](#) Request City Council to (1) Authorize Additional Services in accordance with Section 2.3 of the Professional Service Agreement between the City of Rialto and Willdan Engineering and Increase Maximum Contract/Purchase Order Authorization by \$200,000 for the period from July 1, 2019 to October 31, 2019, and (2) Authorize Additional Services in accordance with Section 2.3 of the Professional Service Agreement between the City of Rialto and Interwest Consulting Group and Increase Maximum Contract/Purchase Order Authorization by \$50,000 for the period from July 1, 2019 to October 31, 2019.
(ACTION)
- TAB11** [CC-19-752](#) Request City Council/Rialto Utility Authority to:
1. Approve the Rialto Utility Authority 2019-20 Proposed Budget;
 2. Adopt **RUA Resolution No. 07-19** for the City's 2019-20 Proposed RUA Budget and authorization for adjustments for final fund balance;
 3. Authorize capital expenditures in 2019-20 only for approved Capital Improvement Projects that are being carried forward from 2018-19 that are already in design or construction and suspend all new Capital Improvement Projects from commencing until they are presented and approved by City Council/Rialto Utility Authority.
- (ACTION)**
- TAB12** [CC-19-805](#) Request City Council to Approve Increases to 24 Purchase Orders citywide in the total amount of \$274,479.23 as detailed in Attachment A for Fiscal Year 2018-19.
(ACTION)
- TAB13** [CC-19-832](#) Request City Council to Approve Purchase Orders with Dell EMC in the total amount of \$295,591.29 plus tax for the Purchase of five (5) Replacement Servers, (4) PowerSwitch S3100 network switches, associated equipment and software, and five (5) year service warranty.
(ACTION)

REPORTS

MAYOR:

COUNCIL MEMBERS:

CITY ATTORNEY:

CITY ADMINISTRATOR:

ADJOURNMENT