



ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, January 31, 2018

1:00 pm

City Council Chambers
150 S. Palm Avenue

I. Call to Order/Roll Call	1:00 PM
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Called to order by Mayor Robertson at 1:07 p.m.

EDC MEMBERS PRESENT:

Deborah Robertson, Mayor
Ed Scott, Mayor Pro Tem

CITY/AGENCY STAFF PRESENT:

Robb Steel, Interim City Administrator
John Dutrey, Project Manager
Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer
Gina Gibson-Williams, Planning Manager
Thomas Crowley, Utilities Manager
Daniel Casey, Associate Planner
Fred Galante, City Attorney, Aleshire & Wynder, LLP

EDC MEMBERS ABSENT:

none

II. Review/Approval of Minutes -- November 15, 2017

Mayor Robertson requested minutes continued to the next meeting.

III. Review /Modification of Agenda Items for Discussion

Project Manager Dutrey announced one modification to eliminate duplicated Item 5. In addition, staff scheduled a Special Meeting of the Economic Development Committee meeting at 3:00 p.m. today related to the Kosmont Professional Services Agreement Amendment #1.

IV. Presentations

A. Ayres Hotel/Buildings 4, 7, 8, & 9 in Renaissance

Glen Crosby introduced Don Ayres to make a presentation on the proposed Ayres Hotel. Mr. Crosby gave the presentation for proposed Buildings 4, 7, 8 and 9.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson inquired about the construction start. Mr. Ayres indicated that the goal to start construction is late 2018.

Mayor Robertson asked about the number of parking spaces for Building 4. Mr. Crosby indicated there are approximately 170 parking spaces. Mayor Pro-Tem Scott thought the area for Building 7, 8, & 9 were for Amazon parking. Mr. Crosby stated the Amazon building was reduced, which created less parking needs.

Mr. Crosby announced the Renaissance Parkway is opening the week of February 5. Mr. Crosby confirmed that the Olive Garden approved Renaissance Marketplace. A relocation of the fifth restaurant pad is required for additional parking adjacent to the Olive Garden pad. Interim City Administrator Steel to provide Mayor Robertson a large map of the Renaissance Marketplace

V. Reports/Discussion Items

1. Request that the EDC Receive Update on the S1 – Wastewater Treatment Plant Improvements Project, Provide Direction on Proposed Project additions, and Provide Direction on Financing Options for the Anticipated Project Funding Shortfall.

Utilities Manager Crowley presented the item as indicated in the staff report. He indicated an additional increase of \$1,000,000 that includes added ADA improvements.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Pro-Tem Scott indicated that he opposes any rate increase due to escalated project costs and Viola should cover the additional costs. He indicated an issue with the vendor lobbying three other City Council Members. Mayor Pro-Tem Scott stated Rialto has the highest sewer rates in the County. Mayor Robertson stated the rate increase was not included in the concession agreement with the exception of consumer price index adjustment. Both Mayor Robertson and Mayor Pro-Tem Scott thought the issues were resolved in a meeting earlier this month.

Mayor Pro-Tem Scott asked Utilities Manager Crowley to contact Rialto Water Service and inform them the EDC is not satisfied with the proposed improvement finances. In addition, Mayor Pro-Tem Scott asked Utilities Manager Crowley to verify if W. M. Lyles employees are unionized.

The EDC asked Utilities Manager Crowley to quantify the additional cost to justify and negotiate with Rialto Water Services the project scope and costs. Mayor Robertson asked that staff and Rialto Water Services consider applying for grants and bonds.

2. Recommend that the City Council Approval of the San Bernardino Basin Groundwater Council Framework Agreement to Equitably Share Responsibility for Basin Management to Ensure the Future Sustainability of the San Bernardino Groundwater Basin.

Utilities Manager Thomas Crowley presented the item as indicated in the staff report.

EDC COMMENTS/RECOMMENDATIONS:

The EDC recommends that the City Council consider approval per the staff report.

3. Request that the EDC review of a conceptual plan for a detached single-family residential project on 4.54 acres of land located at the southeast corner of Bonnie View Drive and Willow Avenue in advance of application for a Specific Plan Amendment, among other required land use entitlements.

Associate Planner Casey made the presentation as indicated in the staff report. Staff conducted a community meeting. One resident on Bonnie View indicated objection.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Pro-Tem Scott asked if a traffic signal is required at Bonnie View Drive and Riverside Avenue. Public Works Director/City Engineer Eisenbeisz stated a traffic study would determine if a signal is warranted. Mayor Pro-Tem Scott inquired about the prior zone purpose. Staff indicated that the prior owner requested the zone change. Interim City Administrator Steel suggested aligning the driveway with the proposed parking lot on the north.

The EDC recommended that the City Council consider approval per the staff report.

4. **Consider a Purchase and Sales Agreement and an Affordable Housing Agreement with La Barge Industries for an affordable housing project on parcels owned by the Rialto Successor Agency at the northeast corner of Willow Avenue and Jackson Street.**

Project Manager Dutrey conducted the presentation as indicated in the staff report. Josh LaBarge, developer and applicant, also provided comments.

EDC COMMENTS/RECOMMENDATIONS:

The EDC inquired about veterans' preference. Mr. LaBarge stated that units will set aside for veterans' preference. The EDC asked if all the units could be restricted for veterans. Mr. LaBarge will research. Mayor Robertson asked staff to provide 2017 police and fire calls for service in 200 west block of Jackson Street.

The EDC recommended that the City Council consider approval per the staff report and include the veteran preference for at least some units.

5. **Request that the EDC review a conceptual plan for a detached single-family residential project on 4.54 acres of land located at the southeast corner of Bonnie View Drive and Willow Avenue in advance of application for a Specific Plan Amendment, among other required land use entitlements.**

Project Manager Dutrey stated that this item was is a repeat, by mistake, of Item #3.

6. **Initiate a Specific Plan Amendment to Change Land Use Designation for Parcel(s) on North Fitzgerald within the Renaissance Rialto Specific Plan.**

Interim City Administrator Steel presented the item as indicated in the staff report.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Pro-Tem Scott inquired about the lawsuit. Mr. Mark Horvath indicated he wanted to preserve his legal rights under the statute of limitations, but has been meeting with the City. City Attorney Galante said his office will file to close court case. In addition, City Attorney Galante said a Toiling Agreement is required. Interim City Administrator Steel believes it will take four to five months to complete the zoning change. Mayor Pro-Tem Scott asked if Lewis Hillwood or the City is interested in buying the property, especially if the proposed park is relocated adjacent to the Renaissance Marketplace. Interim City Administrator Steel said Lewis Hillwood might be interested in assembling it with other lots.

The EDC recommended that the City Council consider approval per the staff report. In addition, EDC request staff to contact Lewis to ascertain interest to purchase the parcel.

7. Consider Revisions to Option to Purchase and Development Site Agreement with Ayala@210LLC.

Project Manager Dutrey conducted the presentation as indicated in the staff report. The developer requests a loan from the City to cover on-site construction costs. The parcel sale proceeds will repay the loan.

EDC COMMENTS/RECOMMENDATIONS:

The EDC inquired on how the loan request impacts the project. Project Manager Dutrey and Interim City Administrator Steel explained the City will place the funds into an escrow account; City authorization required to pay construction costs; interest will be charged; and if the developer fails to repay the loan or complete the project, the City receives the on-site improvement benefits and retain another developer to complete the project. Interim City Administrator Steel also explained the loan request does not delay construction commencement.

The EDC recommended staff forwarding the item to the City Council for consideration, subject to loan terms presented with the City Council staff report.

8. Discussion of Street Name for Tentative Maps.

Planning Manager Gibson-Williams presented the item as indicated in the staff report. She stated that staff usually reviews street naming for new developments. Planning Manager Gibson-Williams stated that several proposed development projects require new street naming.

EDC COMMENTS/RECOMMENDATIONS:

The EDC members stated that a commission or committee should review street naming.

The EDC directed staff to present street naming projects to the EDC for consideration.

9. Consider Establishing Fair Share Fees for Projects Developed in the Pepper Avenue Specific Plan Area.

Project Manager Dutrey made the presentation as indicated in the staff report.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson asked if the City could impose a securing and litter fee on commercial business in certain sites. Interim City Administrator Steel said the City may be able to establish such fees as a community facilities district, if possible, or other approach either in a specific area or citywide. The City may use the fees to pay for trash pickup and security services, such as monitoring transits in certain area.

The EDC recommended staff forwarding the item to the City Council for consideration.

10. Request that the that the EDC Consider Recommending that the City Council Accept the MSRC Grant and Authorize Release of the Request for Proposals.

Public Works Director/City Engineer Eisenbeisz presented the item as indicated in the staff report. Public Works Program Coordinator Nickel provided a further presentation.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Pro-Tem Scott had concerns about retaining a consultant to study Amazon employee driving patterns. He would prefer collaborating with another city, such as Fontana and to tie in the bike trail. Mayor Pro-Tem Scott inquired about the consultant selection process. Staff reported that the selection would be made through the RFP process. Public Works

Director/City Engineer Eisenbeisz said a well-written RFP is required to seek a desirable scope. Mayor Robertson said collaboration with other programs is required to develop a project benefiting Rialto. Public Works Director/City Engineer Eisenbeisz stated the City should accept the grant soon to meet the MSRC requirement. Mayor Pro-Tem Scott asked if the bike sharing company has expert staff to assist in setting up the system. Mayor Robertson inquired about seeking services from a college or university. Public Works Director/City Engineer Eisenbeisz suggested accepting the grant and then developing an RFP based on conversation.

The EDC directed staff to accept the grant, develop an RFP that meets Rialto's goals, and collaborate with other groups including colleges and non-profits.

11. Review of Request for Purchase Order Increase funding to Lynn Merrill and Associates, Inc. for Support Services.

Public Works Director/City Engineer Eisenbeisz presented the item as indicated in the staff report.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson inquired on exact services required. Public Works staff explained each project that Lynn Merrill provides services and responded to several EDC member questions. Mayor Pro-Tem Scott requested the conflict of interest form included in the staff report.

The EDC recommended that the City Council consider approval per the staff report.

VI. Added Item (Special Meeting beginning at 3:00 p.m.)

Professional Service Agreement Amendment #1 with Kosmont Companies to provide additional real estate services related to County Property at the southwest corner of Casmalia Avenue and Alder Avenue and increase the Purchase Order amount from \$27,000 to \$44,500.

Project Manager Dutrey conducted the presentation as indicated in the staff report.

EDC COMMENTS/RECOMMENDATIONS:

The EDC expressed that Kosmont Companies be aggressive in marketing the property.

The EDC recommended that the City Council consider approval per the staff report.

VII. Upcoming Meetings (Day & Time)/Other Discussion Items

The next regular scheduled meeting is February 28, 2018.

VIII. Adjournment

Meeting adjourned at 5:35 p.m.