

**SPECIAL MEETING
of the
CITY OF RIALTO
CITY COUNCIL
City of Rialto, acting as Successor Agency to the
Redevelopment Agency**

**MINUTES
January 29, 2019**

A special 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 29, 2019.

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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 Deborah Robertson called the meeting to order at 6:05 p.m.

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The roll was called and the following were present: Mayor Deborah Robertson, Mayor Pro Tem Ed Scott, Council Member Joe Baca Jr., Council Member Rafael Trujillo, and Council Member Andy Carrizales. Also present were Interim City Administrator Sean Grayson, City Attorney Fred Galante, City Treasurer Edward Carrillo and City Clerk Barbara McGee.

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Pledge of Allegiance

Mayor Deborah Robertson led the pledge of allegiance.

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**TAB 1 – Continue Public Hearing
General Plan Amendment No. 2018-0002**

Mayor Robertson declared the public open. No one came forward.

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Motion by Mayor Pro Tem Scott, second by Council Member Trujillo and carried by a 5-0 to continue this item until the February 12th City Council Meeting.

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**TAB 2 - Continue Public Hearing
Annexation of Territory to Community
Facilities District No. 2016-1 (Public
Services)**

Mayor Robertson declared the public open. No one came forward.

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Motion by Mayor Pro Tem Scott, second by Council Member Trujillo and carried by a 5-0 to continue this item until the February 12th City Council Meeting.

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WORKSHOP

**TAB 3 - Five-Year 2019-2023 Capital
Improvement Program (CIP)**

Robert Eisenbeisz, Public Works Director presented an overview of the Draft Capital Improvement Program (CIP).

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ORAL COMMUNICATIONS

Lupe Camacho, Rialto resident, stated in regards to the Cactus and Rialto Channel Storm Drain, \$7.5 million project established in 2017. She recommends that the money be moved to the Baseline Storm Drain project. She asked what type of design is it for Baseline. 25 year storm or 100 year storm.

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Mr. Eisenbeisz stated that the City currently uses a 25 year for capital improvement storm drains. The combined capacity evaluates the 100 year.

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Ms. Camacho stated that the storm drain trash capture devices was not discussed at all. It's a mandate from the State Regional Water Quality Control Board to be implemented within 10 years of the next MS4 permit which is due to come out this year.

Another note, Foothill Blvd., she thought it was part of the State Route but now that she knows it's part of the City, a recommendation for trade corridor and freight mobility is going to be coming online in the next couple of months under SB1 that will provide funding for this kind of boulevards.

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Mayor Robertson stated that she appreciated the pie charts. Regarding the storm drain devices, if this is something they do need to have, then they need some type of plan to begin to look at.

Regarding the freight and trade corridors, they all know what the fundings are. She would want to look at freight and trade corridor opportunities for not only Foothill but Valley Blvd.

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Mr. Eisenbeisz stated he would Riverside Ave. south of the 10 Fwy.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Mayor Pro Tem Scott stated that he is extremely displeased that the documents were not delivered to City Hall until yesterday afternoon. The PowerPoint didn't come until tonight. No one has had an opportunity to go through the data. Staff had six months to prepare this. Regarding the Cal-Recycle tire drive grant says it's under construction. What is that?

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Mr. Eisenbeisz stated that is a landscape conversion at the Easton Reservoir and the Cedar Reservoir using the tire derived mulch product.

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Mayor Pro Tem Scott asked in the document does it say what this is.

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Mr. Eisenbeisz stated yes.

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Mayor Pro Tem Scott asked about emergency generators. Are there locations for these?

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Mr. Eisenbeisz stated yes, it will be emergency operations center at the Police annex building. Fire Station 204, Purchasing and Fleet buildings and Public Works Yard.

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Mayor Pro Tem Scott asked didn't they just put in a new generator at the police dept.

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Tony Brandyberry, Public Works Dept. stated at the Police Dept. yes. This is for the annex building at 429 Rialto Ave.

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Mayor Pro Tem Scott asked about door replacements for Station 201. How long have they been working on those?

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Mr. Eisenbeisz stated that they have made repairs and the doors are operational, the question is do they replace them.

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Mayor Pro Tem Scott asked about Metrolink Parking Lot improvements, Phase 2 - under construction.

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Mr. Eisenbeisz stated that is the parking lot project they awarded the contract for the South side of the existing station.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Mayor Pro Tem Scott stated that they mentioned Community Garden Project and he agrees they need to drop that project. Staff gave a presentation in EDC, that money can be used for cleaning up alleys, used for special dump days and cleaning up neighborhoods. He would support reprogramming the money for that.

As to the Cactus Trail and Cactus Parking Lot, it seems they have roughly \$2 million. They need to look for sources of funding for that. Most importantly, they already have a trail open with no parking. A parking lot is the first thing they should look at doing so the existing trail could be used.

Baseline Median has come to EDC a couple of times and talked about. He has mixed emotions on that one.

Foothill Blvd., clearly there is not enough money to do what was originally planned. He is not sure where the money went or where it got re-programmed.

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Council Member Baca Jr. stated what they did was re-pave Foothill Blvd.

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Mayor Pro Tem Scott stated it mentions areas missing curbs, gutters and sidewalks. That should be a priority for Foothill Blvd.

Baca – Turch Park, he is of the opinion that they don't need another park up there. Parks have become expensive to maintain. He suggests maybe a smaller park with a community center. There is going to be a park with the housing. They need to come back to City Council with a comprehensive plan and recommendation.

As to the rest of it, he wants to go through it. The next time they bring it back will be another workshop because they will have a lot of questions.

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Council Member Baca Jr. stated that they have been going back and forth regarding the Frisbie Park Expansion, what is the timeline for that?

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Mr. Eisenbeisz stated that they are still trying schedule some meetings. They have some scheduled for next week and the goal is to bring it back on February 12th.

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Council Member Baca Jr. stated regarding Street Slurry Seal 2018 Zone 4, is out for bid. What is the timeline for that?

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Mr. Eisenbeisz stated when they have the bid completed, March timeframe and when temperatures warm up.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Council Member Baca Jr. stated he knows they have projected rains coming. Where is zone 4?

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Mr. Eisenbeisz stated that is the easterly area, about middle to North.

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Council Member Baca Jr. stated in regards to the Cactus Trail, he doesn't have a problem with the parking lot being a priority. He had a discussion with staff and the price tag may be higher with right-of-ways, acquisitions and making sure they have the appropriate areas.

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Mr. Eisenbeisz stated one of the leading candidate sites is owned by the city at Cactus and Foothill. Then if they wanted to move the parking lot ahead, there is an existing pathway from that location to the trail.

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Council Member Baca Jr. stated that is next to the TELACU property. Would \$500,000 cover for a parking lot?

Mr. Eisenbeisz stated yes, that was their estimated cost and what the budget was set for. It's at the concept level.

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Mayor Pro Tem Scott asked if they can put the parking lot and the concrete trail and connect to the existing trail with the two funding sources?

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Mr. Eisenbeisz stated yes, absent the landscaping, they can do that, then they can come back and landscape the edges.

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Council Member Baca Jr. stated regarding the Baca-Turch Park what is the remaining funds?

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Robb Steel, Development Services Director stated that they are obligated to spend \$22 million for the park once they get the land proceeds.

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Council Member Baca Jr. stated while waiting until that fund has been increased a suggestion is to clean up the old parks. They have outgrown the Johnson Center and alternatives for the Fitness Center. They need to sit on the money and make a decision because it's one-time money.

WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Council Member Baca Jr. stated that he supports re-allocating the community garden expansion monies to deal with clean-ups, illegal dumping.

He didn't see the ADA improvements in all the parks.

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Mr. Eisenbeisz stated that they have a project under the park, 6 City parks which is an ADA transition plan for those parks. Frisbie Park is excluded because Frisbie's work is incorporated into the Expansion project. They have approx. \$1.8 million for the ADA but the price tag on that project is significantly higher at \$9.5 million for all the parks. The bare minimum would be \$5.5 million. One of the things they want to do is circle back with the Parks and Recreation Commission and develop a prioritization of all the improvements.

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Council Member Baca Jr. stated for example at Birdsall Park can they do all the ADA improvements, because he knows that snack bar does flood.

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Mr. Eisenbeisz stated yes, it is a possibility.

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Council Member Baca Jr. stated he knows they talked about health issues and trying to get the leagues compliant.

Regarding the Fergusson Park playground and fixing it. It's been gated up.

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Mr. Eisenbeisz stated yes, it's been gated since last summer, so six months. It's a new project, they have to decide are they going to replace the existing playground or do something different.

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Council Member Baca Jr. stated that he would like to see that as a high priority to replace it but would like to see it ADA accessible. He hates to see something sitting busted up and it will be going on a year.

Regarding the last page of proposed new projects. All of those are Measure I and that they could change the priority list. But what would they be taking money away from in order to fund these types of projects.

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Mr. Eisenbeisz stated that it would be new allocations to the Measure I plan. They held the existing so they would meet the requirements for submitting to SBCTA. They said at the time, City Council has the ability to amend the plan.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Council Member Baca Jr. stated many of the projects listed are important. He would support the Measure I plan being amended.

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Council Member Carrizales stated he is in support of moving forward with the Cactus Trail doing the minimum. What would it take to have parking along Cactus?

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Mr. Eisenbeisz stated that they can do that fairly quickly, they need to analyze the width of the road.

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Council Member Carrizales asked about the timeline for the Easton Sidewalk project West.

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Mr. Eisenbeisz stated they need to engage a design consultant and see if they need to acquire any right-of-way. They can have everything done by the end of the calendar year.

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Council Member Carrizales stated that he would like to see it done before the Frisbie Park Expansion project so people have access to it.

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Mr. Eisenbeisz stated Frisbie is a year of construction and another 3 – 4 months of establishment.

Measure I can get them started for Easton sidewalk project.

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Council Member Carrizales asked about the traffic signal poles – 6 mos. out.

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Mr. Eisenbeisz stated it's a limited supply and they don't stockpile poles they are custom made.

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Council Member Carrizales stated that he didn't see the Baseline Traffic Signal improvements.

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Mr. Eisenbeisz stated that is the HSIP Grant, a safety grant. They are working with Caltrans to streamline the schedule and they are reviewing the environmental documents.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Council Member Trujillo stated that he shares a lot of the same concerns and comments on the projects. Many of the comments from residents is the roads.

He was concerned about the fenced off playground and being ADA accessible.

He agrees they need to visit the future of the fitness center as they see more fitness centers opening up in the City.

He echoes a lot of the same sentiments as the other Council Members.

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Mayor Pro Tem Scott stated looking at Baca-Turch Park it shows \$1,651,000 spent on design. \$2,363,000 having been spent on construction. What is that for?

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Mr. Eisenbeisz stated the only expense he is aware of is acquisition.

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Mayor Pro Tem Scott stated they have taken the expenses in the expense source string. They subtracted \$2,363,000 out of the \$17 million budget. Have they spent that?

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Robb Steel, Development Services Director stated that was for land purchase for the Mighty Development parcel.

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Mayor Pro Tem Scott stated so why doesn't it say land purchase versus construction.

He asked Finance Director Brown if she has seen these documents.

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Jessica Brown, Finance Director stated this is the first time she is looking at them.

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Mayor Pro Tem Scott stated that he is going to want to spend some time with her discussing the numbers.

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Mayor Robertson asked why does it show an expenditure for design?

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Mr. Eisenbeisz stated it's "planned for" expenditures. The table above is the actual expenses.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Mayor Pro Tem Scott stated Mr. Steel sent out a memo regarding the sale of the last two parcels at the airport. It broke down the profit and mentioned the \$30 million invested in the infrastructure, they have gotten back. Is the \$30 million part of the \$37 million profit?

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Mr. Steel stated they got the \$30 million back so \$7 million net. The \$30 million is in General Fund Reserve and allocated to various projects.

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Mayor Pro Tem Scott stated as part of this, can he provide a detailed report on the profits of the airport, where they spent it, any money they haven't spent. It's his understanding that they spent a great deal of that money on parks. He thinks that should be visible.

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Mr. Steel stated if they recall there was a park/open space fee advanced to them. \$10.8 million when they took down the first industrial parcels. That has been plugged into Sampson Park and the excess flowed into Frisbie Park. They have more of the land sale proceeds set aside for Frisbie Park and Fire Station 205.

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Mayor Pro Tem Scott stated that he would like to see it broken out so they can see what came from where.

He thinks they need a workshop on parks to have a more in-depth discussion. He wasn't aware of the Fergusson Park equipment issue. He believes Dollahan is the same situation and that concerns him.

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Mayor Robertson stated the concern was having this information. They thought they were going to have the material in enough time to look through it.

She echoes the same concerns and comments. There are some things they need to spend more time to get things right and give clear direction.

She has a long list of questions. The first with the Cactus Trail, they need to revisit the design because she recalls steel type of landscaping, not really hardscape.

Every time they talk about parking. They had gave direction about looking at parking meters and determine locations.

They seem to move slowly on things and by the time we get it, others are in the 3rd or 4th generations.

Baca – Turch Park, they need things that can meet the needs of the community. They need a facility to rent out.

Community Garden, they need to stop and revisit this concept. Reusing the funds for alleys, they are broken down and beyond repair. It's not just cleaning it up.

WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Mayor Robertson stated she agrees with regard to the storm drain money. If they can't get the County to cooperate with Rialto and let them move to improve the south end of the channel then they should take the money and make the improvements. Why should they wait?

They need to prioritize their list. She liked the way they made the presentation, tip-toed around the transportation and tied it with the TMC plan. When they read the project sheet, they talk about what SANBAG (SBCTA) gave them in 1999 for traffic signal. It's already implemented and in place. They already have \$2 million in reserve and they didn't talk about that.

Regarding the Pension Ad Hoc, when they bring back the recommendations they want to talk about how much they have in reserves, unattached dollars. They can't reduce until they take out what was reserved in Reserves.

Crack sealing? Slurry seal bids, the locations. They didn't include the downtown. The road in front of City Hall hasn't been slurried and they need to determine how often.

She agrees that these are things they have known about but haven't planned for them.

Fergusson Park playground equipment. When they did all the ADA at the park why didn't they capture it?

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Council Member Baca Jr. asked if they can bring back those ADA issues as soon as possible.

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Mayor Robertson stated the citywide roof replacement and it was explained that it's a basic placeholder. Knowing they will always have roof replacement.

She is glad they are not having a discussion on signals,, such as Pepper and Winchester.

That is some direction, and they need to put the time and work in to get to what they want.

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City Treasurer Carrillo stated in regards to Rialto Park Cemetery, he knows it's in the unfunded projects and low priority. They had asked the Police Dept. to vacate the cemetery for K9 training because they need to map that part of the cemetery for burial plots. There are plots available but they are not next to each other and they get those requests. He would like to see that moved up to a priority. As well as a concrete platform where they can install a columbarium for cremains.

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WORKSHOP

TAB 3 - Five-Year 2019-2023 Capital Improvement Program (CIP)

Mayor Robertson stated that they spent the money to hire a consultant to come up with a better infrastructure watering system. A staff member decided it needed to be shelved.

What is the plan for generating additional revenue for the cemetery?

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City Treasurer Carrillo stated the Public Works Director had scheduled something to go before the EDC so hopefully soon.

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Mr. Eisenbeisz stated that they need to work with the City treasurer on this because they have received proposal on what it would cost to do the mapping. The irrigation system is very old and doesn't know if it would translate into much water usage savings.

They didn't place it on the EDC agenda because they don't have a funding source.

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Mayor Robertson stated as Mayor Pro Tem Scott said, someone keeps making the decisions without allowing them, the policymakers, to give input.

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City Treasurer Carrillo stated that they currently advertise they have 450 plots but that includes the area that needs to be mapped. In the past they use to deed the burial plots and now it's a licensing process which makes it a lot less expensive to map the burial plots.

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Council Member Baca Jr. stated that they need to category by category to make a decision because they can't fund them all.

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Mayor and City Council gave their directions and to bring this item back at a later date.

- Presentation should be updated to reflect City Council comments.
- Improve the layout and the accuracy of the document.
- Prioritizing projects worksheets.
- How much money have they spent?
- How far down the road are they on a project.
- Which are ongoing projects.
- Report on Airport properties and where those dollars have been spent. Where they are parked in Reserves. Future proceeds. How much money is remaining?
- A comprehensive business plan for the cemetery.

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ADJOURNMENT

Motion by Council Member Baca Jr., second by Council Member Trujillo and carried by a 5-0 vote to adjourn the City Council Meeting at 8:05 pm.

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MAYOR DEBORAH ROBERTSON

ATTEST:

CITY CLERK BARBARA A. McGEE