

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
February 20, 2020**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,
Jurupa Valley, CA

1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Anthony Kelly called the closed session meeting to order at 6:00 p.m.

2. CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEM

There were no public comments regarding the closed session item.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project, California Public Utilities Commission Case No. A.15-04-013.

3. 7:00 P.M. - RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

Mayor Kelly announced that there were no reportable actions taken.

4. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Anthony Kelly called the regular meeting to order at 7:06 p.m.

5. **INVOCATION** was led by Pastor Kermit R. Perry, from 3Ps Christian Ministries.
6. **PLEDGE OF ALLEGIANCE** was given by Mayor Pro Tem Lorena Barajas.
7. **APPROVAL OF AGENDA**

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Agenda.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

8. PRESENTATIONS

A. PRESENTATION ON HOMELESSNESS SERVICES - PROVIDED BY PATH OF LIFE MINISTRIES

Leonard Jarman gave a presentation on Path of Life Ministries and their outreach services.

B. PRESENTATION BY A-1 SKYVERAIDER FOUNDATION

Mayor Kelly announced that this presentation will be re-scheduled for a later date due to a scheduling conflict.

9. PUBLIC APPEARANCE/COMMENT

Betty Anderson stated that she had requested that the February 6, 2020 Council meeting be adjourned in memory of Arnold Rodriguez, noting that it was not reflected in the Minutes. She discussed comments made at the last Council meeting and stated that she did not appreciate the comments made that the Jurupa Community Services District was taking too long to get their waterline project finished on Granite Hill Drive.

Mayor Anthony Kelly stated that the meeting was adjourned in memory of Mr. Rodriguez right after closed session. He promised that the Minutes will reflect this information.

Wes Klein stated that he holds a retail cannabis license and a cultivation license issued by the Bureau of Cannabis Control. He stated that there are no radius restrictions for youth centers and daycare centers and he would like assurance that City staff are following the law that was voted on by Jurupa's citizens. He requested reassurance that there will be no additional radius restrictions that include daycare centers or youth centers.

Manuel Rodriguez stated that since 2005 he has been an owner/operator. He asked for assistance in dealing with a citation he received that was based on a complaint that he stores a truck on his property.

Mayor Kelly asked City staff to follow up with Mr. Rodriguez.

William Cassida questioned whether the City Council has any input on the Jurupa Community Services District and their plans to increase water rates.

Carole Schiessel voiced concern that there is a homeless individual camped out in front of the City's animal shelter. She was informed that "he has the right of way" and nothing can be done to remove this individual. She voiced concern that this person is taking precedence over taxpayers and people trying to use the sidewalk. She suggested that the Council form a coalition of nearby public agencies to petition the legislature for a change in this law as it is becoming untenable.

Colin Markovich, representing Assembly Member Sabrina Cervantes reported on a very successful Census Education and Job Recruitment Fair. He noted 15 people completed applications to be a Census Worker. He expressed appreciation for the cooperation of the City and all the local partners to ensure this event was a success. He announced a "Cash for College" Workshop will be held on February 27, 2020 from 6:00 pm to 8:00 pm at the Corona Norco Unified School District Parent Center.

Mayor Kelly read a Speaker Card from Scott Cates, expressing his appreciation to the City Council for a thriving and successful city.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Brian Berkson thanked the Riverside County Sheriff's Department for their quick apprehension of the suspects who were stealing circuit breakers in the Granite Ridge community. He announced that the final decision for the Riverside Transmission Reliability Project and Alternative 1 underground scenario will be made by the California Public Utilities Commission at their February 27, 2020 meeting.

Council Member Micheal Goodland read the following quote by Helen Keller: "Hope sees the invisible, feels the intangible, and achieves the impossible."

Mayor Pro Tem Lorena Barajas thanked everyone for attending tonight's meeting.

Mayor Anthony Kelly welcomed everyone to tonight's meeting.

11. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

A. MAYOR ANTHONY KELLY, JR.

- 1. Mayor Anthony Kelly gave an update on the Northwest Transportation Now Coalition meeting of February 13, 2020.**

2. **Mayor Anthony Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of February 20, 2020.**

B. COUNCIL MEMBER CHRIS BARAJAS

1. **Council Member Barajas gave an update on the Western Community Energy Board of Directors meeting of February 12, 2020.**

C. COUNCIL MEMBER BRIAN BERKSON

1. **Council Member Berkson announced that the Mobile Source Air Pollution Reduction Review Committee meeting of February 20, 2020 was cancelled.**

12. CITY MANAGER'S UPDATE

A. UPDATE ON GRANITE HILL PAVEMENT REHABILITATION

City Manager Rod Butler reported on the status of the pavement rehabilitation on Granite Hill and the City's design which will accommodate the timing of the Jurupa Community Service District's pipeline project. He noted that the City and JCSD will enter into a Memorandum of Understanding in order to confirm the amount of pavement the JCSD will be responsible for. He complimented the City's Public Works Department, MCE, and West Coast Arborists for their efforts in dealing with dozens of downed trees when the City was battered by high winds last week.

13. APPROVAL OF MINUTES

A. FEBRUARY 6, 2020 REGULAR MEETING

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Lorena Barajas, to approve the Minutes of the February 6, 2020 Regular meeting to reflect that the meeting was adjourned in memory of Arnold Rodriguez and William Stanley "Slim" Harts.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

14. CONSENT CALENDAR

A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$1,933,956.55

Requested Action: That the City Council ratify the check registers dated January 30, and February 6, 2020 as well as the payroll register dated January 31 and February 8, 2020.

C. ORDINANCE NO. 2020-01 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-01, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING DEVELOPMENT STANDARDS FOR CERTAIN MULTIPLE FAMILY DWELLING PROJECTS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

D. ORDINANCE NO. 2020-02

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-02, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO PERMIT REDUCTION OF DOG LICENSING FEES WHERE THE TERM OF THE DOG LICENSE IS ADJUSTED TO MATCH THE EXPIRATION OF THE VACCINATION

E. APPROVAL OF AGREEMENT BETWEEN RUBIDOUX COMMERCIAL DEVELOPMENT, INC. AND THE CITY OF JURUPA VALLEY FOR MAINTENANCE OF CITY PARKWAY LANDSCAPING FOR THE RUBIDOUX COMMERCIAL CENTER LOCATED ON CATERPILLAR COURT NORTH OF 20TH STREET

1. Requested Action: That the City Council approve the agreement between Rubidoux Commercial Development, Inc., and the City of Jurupa Valley for maintenance of parkway landscaping, and
2. Authorize the City Manager to execute the agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

F. AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH THE HDL COMPANIES FOR COMPREHENSIVE ECONOMIC DEVELOPMENT SUPPORT SERVICES REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council authorize the City Manager to enter into a professional services agreement, in a form approved by the City Attorney, with the HdL Companies of Brea, California for comprehensive economic development support services in an initial amount not-to-exceed \$65,000 per year.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to approve the Consent Calendar, with the exception of Item Nos. 14.C and 14.F, which were removed for further discussion.

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None**

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.C ORDINANCE NO. 2020-01

Council Member Chris Barajas requested that Item No. 14.C be removed from the Consent Calendar for further discussion. He asked to review the parking requirements to ensure the Council is protecting its residents while also accommodating the intent of SB 35.

Following discussion, there was a consensus by the Council that the parking standards be brought back for discussion at the March 5, 2020 meeting.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to adopt Ordinance No. 2020-01, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING DEVELOPMENT STANDARDS FOR CERTAIN MULTIPLE FAMILY DWELLING PROJECTS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None**

14.F AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH THE HDL COMPANIES FOR COMPREHENSIVE ECONOMIC DEVELOPMENT SUPPORT SERVICES

Mayor Pro Tem Lorena Barajas requested that Item No. 14.C be removed from the Consent Calendar for further discussion. She asked for clarification regarding the scope of work and whether the contract would come back to Council if more support is needed that would exceed the original cost.

City Manager Rod Butler provided additional information and responded to Council's questions.

Council Member Chris Barajas stated that he would prefer to have a full-time position as it could actually provide a cost savings benefit and would provide a more responsive and engaged employee.

Council Member Brian Berkson discussed Council's prior direction that there needs to be an Economic Development Manager that is a full-time city staff member. He stated that he could not support another consultant as there should be a dedicated position that is focused on what the City needs.

Further discussion followed regarding the financial impact of the new position.

At the request of Council Member Micheal Goodland, City Manager Rod Butler explained the recruitment process and timing involved to hire a full-time person.

Council Member Micheal Goodland stated that he would prefer to take the time to do the proper research and due diligence to ensure the right person with the right vision is hired.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Anthony Kelly, to authorize the City Manager to enter into a professional services agreement, in a form approved by the City Attorney, with the HdL Companies of Brea, California for comprehensive economic development support services in an initial amount not-to-exceed \$65,000 per year.

Ayes: M. Goodland, A. Kelly
Noes: C. Barajas, L. Barajas, B. Berkson,
Absent: None
MOTION FAILED

16. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER AN APPEAL (MA19185) OF THE DECISION OF THE PLANNING COMMISSION TO (1) APPROVE SITE DEVELOPMENT PERMIT NO. 19077 TO CONSTRUCT A SHOPPING CENTER LOCATED AT 8250 MISSION BOULEVARD (MA19161) AND (2) DENY A ONE-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP (TPM) NO. 36977 (MA19134) FOR A SHOPPING CENTER LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013)

Thomas Merrell, Planning Director, presented the staff report.

Further discussion followed regarding the timing of the appeal.

Mayor Kelly opened the public hearing and called for any public comments.

Toni Merrihew, Chandi Group/Limonite C&C, LLC (Appellant) provided an overview of the entitlement process for their project located at 8250 Mission Boulevard. She provided a timeline of when the Tentative Parcel Map expired and explained the difficulty and added expenses to submit a new map as the financing for their project requires them to parcel out their property. She asked that the Council consider their appeal so they can obtain the financing to finish their project.

Dan Olivier, Nethery, Mueller, & Olivier, LLP, representing Limonite C&C, LLC outlined his legal position as to why the Tentative Parcel Map could be extended after the date of the expiration of the Map.

Jerry Zomarodian, representing Chandi Group/Limonite C&C, LLC (Appellant), stated that they have spent a lot of capital to bring this project forward. He stated that although it is their right, they have no plans to sell the property. He urged the Council to create a business friendly atmosphere and approve the appeal.

Further discussion followed regarding the timeline of their request for an extension.

Council Member Chris Barajas stated that the gas station was built fairly quickly and then everything else stayed vacant.

Jerry Zomarodian, representing Chandi Group/Limonite C&C, LLC discussed the challenges in making the improvements for their project. He stated that they should be able to finish the shopping center within the next six months.

Council Member Brian Berkson asked about the developer's plan check status, noting that the developer failed to follow through on their promises to fill their entire parcels with what was promised to the City and its residents. He stated that he understands the developer is committed to finishing this project within the next six months and he would support allowing them to move forward.

George Wentz, Deputy City Manager provided information on the status of the developer's building permits.

Further discussion followed.

There being no further comments, the public hearing was closed.

City Attorney Peter Thorson clarified the new date to finalize the map if the Council were to approve the extension of time.

Mayor Pro Tem Lorena Barajas asked the appellant to explain their construction schedule, should the Council approve the extension of time.

Toni Merrihew, Chandi Group/Limonite C&C, LLC (Appellant) stated that they can move fairly quickly as their construction team is ready to mobilize.

Further discussion followed.

A motion was made by Council Member Brian Berkson, seconded by Council Member Micheal Goodland, to adopt Resolution No. 2020-09, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA: (1) SUSTAINING THE PLANNING COMMISSION'S DETERMINATION OF NO FURTHER CEQA REVIEW REQUIRED AND APPROVAL OF SITE DEVELOPMENT PERMIT NO. 19077 TO CONSTRUCT A SHOPPING CENTER ON REAL PROPERTY LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) IN THE GENERAL COMMERCIAL (C-1/C-P) ZONE AND PLANNING COMMISSION'S DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15270(A); (2) APPROVING A ONE-YEAR EXTENSION OF TIME TO JUNE 22, 2020 FOR TENTATIVE PARCEL MAP NO. 36977 FOR A SCHEDULE "E" SUBDIVISION OF APPROXIMATELY 4.44 ACRES OF REAL PROPERTY LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) IN THE GENERAL COMMERCIAL (C-1/C-P) ZONE; AND (3) APPROVING SITE DEVELOPMENT PERMIT NO. 19077 TO CONSTRUCT A SHOPPING CENTER LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) IN THE GENERAL COMMERCIAL (C-1/C-P) ZONE

Ayes: L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: C. Barajas

Absent: None

17. **COUNCIL BUSINESS**

A. **CONSIDERATION OF CITY COUNCIL ATTENDANCE AT THE 2020 SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) REGIONAL CONFERENCE AND GENERAL ASSEMBLY**

City Clerk Victoria Wasko presented the staff report.

Further discussion followed.

By consensus, the City Council appointed Council Member Brian Berkson as the Delegate and Mayor Pro Tem Lorena Barajas as the Alternate for the SCAG General Assembly, which will be held May 7 - 8, 2020 at the JW Marriott Desert Springs Resort in Palm Desert, CA.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

18. **CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

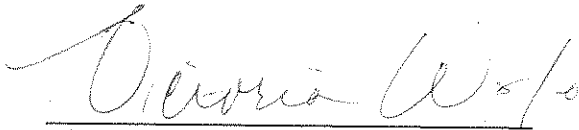
19. **COUNCIL MEMBER REPORTS AND COMMENTS**

20. **ADJOURNMENT**

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 10:10 p.m.

The next meeting of the Jurupa Valley City Council will be held March 5, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk