

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
June 18, 2020**

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

1. 5:00 PM - CALL TO ORDER AND ROLL CALL FOR STUDY 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 study session to order at 5:09 p.m. Mayor Pro Tem Lorena Barajas participated via teleconference.

2. STUDY SESSION – COMMERCIAL CANNABIS ACTIVITY

A. PANEL DISCUSSION ON CANNABIS ISSUES LED BY CITY MANAGER ROD BUTLER

City Manager Rod Butler made introductory remarks.

Chief Andrew Salinas, Police Chief of the City of Port Hueneme and Mr. David McPherson, Founder and Principal of the Cannabis Compliance Division at the HdL Companies gave presentations on the current regulatory framework and local tax measures for commercial cannabis in the City of Port Hueneme.

B. COUNCIL CONSIDERATION OF SUBMITTING A BALLOT MEASURE FOR THE VOTERS TO ADOPT NEW REGULATIONS GOVERNING COMMERCIAL CANNABIS ACTIVITIES IN THE CITY, INCLUDING THE SALE, MANUFACTURE, TESTING, AND CULTIVATION OF CANNABIS AND TO INCREASE THE TAX ON COMMERCIAL CANNABIS ACTIVITY IN THE CITY

City Attorney Peter Thorson presented the Staff Report.

Ana Cabral, representing the United Food and Commercial Workers Union, Local 1167, presented a letter addressing the importance of Unions and Labor Peace Agreements in the development and growth of the Cannabis industry.

Jaime Legaspi suggested adding a sales tax that does not exceed 3%. He noted that the cannabis operators already pay 15% to the state, yet very few tax dollars gets

back to the community. He suggested developing a good relationship with the cannabis business owners as they could provide community benefits.

Following discussion, the City Council provided direction to Staff as to provisions to be included in the new regulations and tax.

3. 7:00 PM - 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 7:15 p.m.

4. INVOCATION was given by Pastor Jeremy Williams, Grace Fellowship Church.

5. PLEDGE OF ALLEGIANCE was led by Mayor Anthony Kelly, Jr.

6. APPROVAL OF AGENDA

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Agenda. A roll-call vote was taken.

Roll Call:

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

Noes: None

Absent: None

7. PRESENTATIONS

A. RECOGNITION TO BATTALION CHIEF RICHARD TOVAR

Mayor Anthony Kelly and members of the City Council presented a Certificate of Recognition to Battalion Chief Richard Tovar in appreciation of his dedicated service to the City of Jurupa Valley. Fire Chief Jeffrey Viek accepted the proclamation on behalf of Battalion Chief Tovar.

B. PROCLAMATION CELEBRATING JUNETEENTH

Mayor Anthony Kelly read aloud a proclamation commemorating June 19, 2020 as the day, 155 years ago, when news of the Emancipation Proclamation reached Galveston, Texas – a full 2 ½ years after it was signed by President Abraham Lincoln. Members of the Council joined Mayor Kelly in commemorating Juneteenth as the official end of slavery in the United States.

8. PUBLIC APPEARANCE/COMMENTS

Carla Rogel asked the Council to invest in schools, public assistance, the homeless population, and programs that help victims of abuse. She stated that police funding should be re-directed because half of the City's money is going to the police when it should be going to the community. She urged the Council to reconsider how much money goes to the police. She stated that by reallocating funds, citizens can build a better foundation for the community, which will be more conducive to growth, love and the well-being of all people.

Joel Malagon commented that if 50% of the solutions are not with the police department, it should not get 50% of the budget.

Jaime Hernandez commented that the City's funds are being drained by the disproportionate amount of funds allocated to police contracts with the Riverside County Sheriff's Department. He stated that he was shocked to learn that the Riverside County Sheriff's Department has been increasing their contracts by more than a \$1 million each year. He encouraged the Council to restructure its financial resources in order to create a healthier Jurupa Valley.

Adrian Macias commented that it is unacceptable that half of the City's budget is going to the Sheriff's Department. She stated that this money should be invested in the community in more school counselors and social workers. She hopes that the majority of residents can see that the Sheriff's Department does not deserve half of the City's budget.

Yajaira Salazar commented that she is a senior at Jurupa Valley High School and she has seen charts that tell her where most of Jurupa Valley's money goes to. She referenced the recent protests about defunding the police and she hopes the Council will relocate some of the police budget into more humane services such as outfitting millions of nurses in personal protective equipment, buying school lunches for kids, paying off student loans, providing unemployed Riverside County residents with stimulus checks and much more.

Joshua Becerra commented that he is adding his voice to those calling out against increasing the Jurupa Valley Police budget. He stated that there is simply no need to increase their existing budget by 7% which already takes 50% of the City's budget. He suggested looking into alternatives that in turn better the community. He stated that society has been indoctrinated with the idea that we solve problems by policing and caging people that many cannot imagine anything other than prisons and the police as solutions to violence and harm.

Dania De Ramon urged the Council to defund the police. She stated that it is crucial that the funds that are currently being allocated towards the police contract be diverted into more important things, such as education, public health, housing, and youth services. She urged the Council to represent the interests and needs of their constituents. She stated that citizens are paying attention to the Council's actions, especially now that so many people are fed up with the institutions that continue to uphold values of white supremacy and invoke racial violence, especially towards the community's black brothers and sisters.

Jamie Nelson encouraged the Council to invest in mental health services especially the youth in the community. Mental health and emotional well-being are vital for a safe and healthy community. There needs to be therapists on every campus full time and social workers on a crisis response team. The youth is the future and education is the key to keep Jurupa Valley Safe and thriving. The Council should divest in the Police Department and invest in the youth.

Betsy Hernandez urged the Council to invest the police budget into schools, kids, and public works projects. The money needs to be redirected to programs that support job and wage growth, fund K-12 educational systems, increase social service programs and housing for victims of domestic violence. The Council should consider that 1.7 million students are in schools with cops but no counselors, 10 million students are in schools with cops but no social workers, 6 million students are in schools with cops but no psychologists, and 3 million students are in schools with cops but no nurses.

Katherine Rosales urged the Council to defund the police and invest in education. When she started high school, they took home economics and mechanics away at Jurupa Valley High. These are basic life skills that she would have loved as an option. She grew up without a father and would have loved to learn how to check and change her oil but these programs were eliminated due to budget cuts. It is unfair that young adults get affected when the City uses money on other resources. She now has a child of her own and would like the schools to improve.

Eric Hidalgo urged the Council to defund the police and invest those funds into other services in the City. He asked the Council to reconsider the need for so many police officers in the City. He urged the Council to use a restorative justice framework to approach the challenges in the City instead of a punitive framework. He provided the names of the cities that have defunded their Police Departments. He provided the names of Black Americans who have died as a result of police brutality.

Dr. Talin Pratt stated that she works at the Jurupa Unified School District as a school psychologist. She asked the Council to demand the systemic changes necessary to create equality among all the City's citizens, specifically for the Black community. She stated that the Police Department's policies target, demean and often wrongfully criminalize members of the Hispanic and Black community. She urged the Council to demand a review of the policies prior to renewal of the contract with the Sheriff's Department.

Pastor Sylvester Wallace commented that racism, racial profiling and social injustice have no place in Jurupa Valley. He provided a list of actions that other agencies are reviewing that include funding community-based projects and solutions to keep youth active and stimulated, reduce the number and use of arrests, foster a noticeable reduction in racial profiling by the Riverside Sheriff's Department, and abandon the use of all chokeholds. He urged the Council to become a national leader and establish important reforms in their law enforcement department.

Rogelio Rodarte asked that the City Council divest from their contract with the Riverside County Sheriff's Department and invest more into programs that will help the residents of

Jurupa Valley. He noted that the City's contract with the police makes up about 50% of the City's budget and he believes it is starving the City of needed development. He stated that reducing the police budget and investing into social programs, such as health and wellness campaigns, and schools will improve the lives of everyone in the City.

Yaire Romero-Moreno commented the City Council should invest more money on the roads and sidewalks in the community and not towards the Police Department. There is a list of things where all that money can go to and be used wisely. These are important problems that need to be addressed for the good of the community. She believes it is unfair that half of the money being funded is going towards the Police Department and not equally distributed to other needs in the community.

Brenda Cisneros asked the City Council to rethink what the current proposed City budget looks like for a future of what it could look like for the community. Rather than spending half of the City's budget, the City should allocate more funding to community resources such as education, public housing, homelessness, and community resources.

Alfredo Cisneros suggested that rather than spending half of the City's budget on the police, the City should allocate more funding to community resources such as education and public housing. He stated that Jurupa Valley is a city with a large minority population. People within these communities are largely targeted by the police and incarcerated in greater rates than their white counterparts. He noted that countless police experts describe how having more police does not lead to less crime. It is how these police are deployed and scheduled that is important. States such as Vermont have the highest level of educational funding and one of the lowest crime rates in the country. The same would apply to City funding. He encouraged the Council to take the initiative to build the community.

Ulysses Fernandez encouraged the Council to invest in public schools and public parks, housing and other social services. He asked why millions of dollars is being spent on the Police Department. He commented that there is no need to be spending this money when the City is underpaying teachers and school staff. He asked that the City Council cut the police budget significantly.

Elizabeth Orozco urged the Council revise the budget proposal to defund the contract with Riverside County Sheriff's Department and redirect that funding into services that prioritize community well-being such as education, housing, and public health. As part of the education system in Jurupa Valley, it is pertinent that these funds are re-directed to the educational system to further sustain the mission of the District.

Brihanna Landeros commented that the percentage of funding for the police is much more than necessary. She believes that this drastically needs to change in order for the City to continue to develop. She believes that the Council should defund the police contract and allocate the money elsewhere and invest in the residents rather than the police. There is no reason for the police budget to be close to 50% of the budget when schools are lacking the funding that could be invested in education, public health, youth programs, housing, and development.

Vanessa Hernandez stated that she has attended and worked in the Jurupa Unified School District her entire life. During this time, she has seen the needs of the School District. Rather than increasing the Police Department budget, she believes that there should be an increase in school funding. This will provide better resources for students to reduce the community's crime rate.

Jesse Rocha asked the Council to reallocate the Police Department budget funds into other areas, such as education, public health, drug abuse counseling, housing, and youth services. He stated that he has experienced first-hand the local education system and he would like to see additional funds to help support the less funded sports and activities. It would also be beneficial for students to have access to more mental health services and youth opportunity centers.

Cassie Roberts stated that she attended local schools and graduated from Jurupa Valley High School. She urged the Council to defund and redirect money from the Riverside Sheriff's Department and invest in the community. She suggested determining which 911 calls require an armed police officer response. Noise complaints, along with countless others, do not require a person with a gun to respond and someone else could be sent to handle the issue. Money could be redistributed to schools, to aid or house the homeless or on healthcare resources and social workers. She urged the Council to spend tax dollars on resources that are proven to help the community unlike law enforcement.

Brandon Gomez commented that it has been brought to his attention that many cities across the country take priority in funding their Police Departments instead of investing in other areas that could use that money. The City of Jurupa Valley is no exception. He suggested that in order to keep the momentum of moving forward, and to show solidarity with the majority of citizens in this city, the Council must redirect the Police Department funding into new areas.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Kelly welcomed everyone to tonight's Council meeting.

Council Member Chris Barajas suggested that it was time to start opening up Council meetings to the public to allow more participation and in-person comments.

Following discussion, City Manager Rod Butler announced that there will be a "cautious re-opening" of City Hall. As of Monday, City Hall will be open to the public for walk-in visits. Following discussion, there was consensus that City Council meetings shall continue to be closed to the public until early August as the number of COVID-19 virus cases continue to rise in Riverside County.

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

A. MAYOR ANTHONY KELLY

- 1. Mayor Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of June 18, 2020.**

B. MAYOR PRO TEM LORENA BARAJAS

- 1. Mayor Pro Tem Barajas gave an update on the Western Riverside County Regional Conservation Authority special meeting of June 11, 2020.**

C. COUNCIL MEMBER CHRIS BARAJAS

- 1. Council Member Barajas gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory committee of June 10, 2020.**

D. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside County Transportation Commission meeting of June 10, 2020.**

11. CITY MANAGER'S UPDATE

City Manager Rod Butler reported on the City's new public counter hours which will expand the development counter hours from 8:00 am to 3:00 pm., Monday through Friday. He reported that the new truck route signs have been approved by Caltrans and have been posted. He expects that enforcement of the truck restrictions will begin in the near term.

12. APPROVAL OF MINUTES

A. MAY 21, 2020 SPECIAL MEETING

B. MAY 28, 2020 SPECIAL MEETING

C. JUNE 4, 2020 REGULAR MEETING

D. JUNE 4, 2020 SPECIAL MEETING

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Minutes of the May 21, 2020 Special meeting, the May 28, 2020 Special meeting, the June 4, 2020 Regular meeting, and the June 4, 2020 Special meeting. A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

13. 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 \$3,937,892.50

Requested Action: That the City Council ratify the check registers dated May 28 and June 4, 2020 as well as the payroll register dated May 30 and 31, 2020.

C. ADOPTION OF A RESOLUTION ESTABLISHING THE FISCAL YEAR 2020-21 APPROPRIATIONS LIMIT

Requested Action: That the City Council adopt Resolution No. 2020-43, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING AN AMENDED APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2020-21 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION

D. AGREEMENT FOR LOCAL ECONOMIC ASSISTANCE PROGRAM ADMINISTRATION WITH GRC ASSOCIATES, INC.

Requested Action: That the City Council approve the Agreement by and between the City of Jurupa Valley and GRC Associates, Inc. for Local Economic Assistance Program Administrative Services for an amount not to exceed \$50,000.00 and 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.

E. AGREEMENT WITH FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY, INC. FOR FAIR HOUSING PROGRAM SERVICES

Requested Action: That the City Council approve the Agreement by and between the City of Jurupa Valley and the Fair Housing Council of Riverside County, Inc. for Fair Housing Program Services for an amount not to exceed

\$25,000 annually and 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 APPLY FOR AND RECEIVE LOCAL EARLY ACTION PLANNING GRANT FUNDS FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING TO DEVELOP AND IMPLEMENT PLANNING PROGRAMS RELATED TO HOUSING PRODUCTION – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council adopt Resolution No. 2020-44, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

G. APPROVAL OF PARCEL MAP 37062 LOCATED ON THE NORTHWEST CORNER OF LIMONITE AVENUE AND FELSPAR STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (LIMONITE C&C LLC) – REMOVED FROM THE AGENDA FOR FURTHER DISCUSSION

1. Requested Action: That the City Council approve Parcel Map 37062 and accept the dedications as follows:

a. Accept the real property described as an easement for streets and public utility purposes over all of Lots “A” through “E”, inclusive as shown on Parcel Map 37062.

b. Release and relinquishment of property rights and vehicular access along Lot “A” through “C” (Limonite Avenue) and Lots “D” and “E” (Felspar Street), the owners of lots 1 through 4, inclusive, abutting these roads and during such time will have no rights of access except the general easement of travel, one (1) 30 foot wide driveway access on Limonite Avenue for Parcel 2, one (1) 40 foot wide driveway access on Limonite Avenue for Parcel 3, one (1) 40 foot wide driveway access on Felspar Street for Parcel 4, and one (1) 40 foot wide driveway access on Felspar Street for shared access to Parcels 1 and 4 as shown on Parcel Map 37062.

2. Authorize the Mayor and City Clerk to sign Parcel Map 37062.

3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Improvement Agreements.
4. Accept the Faithful Performance Bond No. 800016719 in the amount of \$300,000 and Material and Labor Bond No. 800016719 in the amount of \$150,000 from Atlantic Specialty Insurance Company for the construction of Improvements and Subdivision Monumentation Bond as a cash deposit in the amount of \$2,160.

H. APPROVAL OF PARCEL MAP 36977 LOCATED ON THE SOUTHWEST CORNER OF MISSION BOULEVARD AND PYRITE STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (LIMONITE C&C LLC) – REMOVED FROM THE AGENDA FOR FURTHER DISCUSSION

1. Requested Action: That the City Council approve Parcel Map 36977 and accept the dedications as follows:
 - a. Accept the real property dedicated for streets and public utility purposes over all of Lots “A” through “D” inclusive, as shown on Parcel Map 36977.
 - b. Release and relinquishment of property rights and vehicular access along Lots “A” and “B” (Mission Boulevard) and Lots “C” and “D” (Pyrite Street), the owners of lots 1 through 3, inclusive, abutting these roads and during such time will have no rights of access except the general easement of travel, one (1) 40 foot wide driveway access on Mission Boulevard for Parcels 1 and 3, one (1) 40 foot wide driveway access on Pyrite Street for Parcel 2 as shown on Parcel Map 36977.
2. Authorize the Mayor and City Clerk to sign Parcel Map 36977.
3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Improvement Agreements.
4. Accept the Performance and Payment Bond No. 602-120170-8 in the amount of \$240,000 from United States Fire Insurance Company for the construction of Improvements and Subdivision Monumentation Bond as a cash deposit in the amount of \$1,080.

I. AMENDMENT NO. 2 TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE COUNTY OF RIVERSIDE AND THE CITY OF JURUPA VALLEY FOR FY 2020-2021

Requested Action: That the City Council approve Amendment No. 2 to the Agreement for Professional Services by and between the County of Riverside and the City of Jurupa Valley for Fiscal Year 2020-2021 and authorize the City Manager to execute the amendment in substantially the form attached to the staff report as approved by the City Attorney.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Consent Calendar, with the exception of Items No. 13.F, 13.G, and 13.H, which were removed for further discussion. A roll call vote was taken.

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

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13.F AUTHORIZATION TO APPLY FOR AND RECEIVE LOCAL EARLY ACTION PLANNING GRANT FUNDS FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING TO DEVELOP AND IMPLEMENT PLANNING PROGRAMS RELATED TO HOUSING PRODUCTION

Council Member Micheal Goodland requested that Item No. 13.F be removed from the Consent Calendar for further discussion.

Tamara Campbell, Principal Planner, provided additional information and responded to Council’s questions.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to adopt Resolution No. 2020-44, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

A roll call vote was taken.

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

G. APPROVAL OF PARCEL MAP 37062 LOCATED ON THE NORTHWEST CORNER OF LIMONITE AVENUE AND FELSPAR STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (LIMONITE C&C LLC)

Council Member Chris Barajas requested that Item 13.G be removed from the Consent Calendar for further discussion. He stated that he was pleased that the developer kept his promise to bring this item back within six months and he looks forward to seeing the start of the new construction.

Discussion followed concerning the proposed construction schedule.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve Parcel Map 37062 and accept the dedications as follows:

- a. Accept the real property described as an easement for streets and public utility purposes over all of Lots “A” through “E”, inclusive as shown on Parcel Map 37062.
 - b. Release and relinquishment of property rights and vehicular access along Lot “A” through “C” (Limonite Avenue) and Lots “D” and “E” (Felspar Street), the owners of lots 1 through 4, inclusive, abutting these roads and during such time will have no rights of access except the general easement of travel, one (1) 30 foot wide driveway access on Limonite Avenue for Parcel 2, one (1) 40 foot wide driveway access on Limonite Avenue for Parcel 3, one (1) 40 foot wide driveway access on Felspar Street for Parcel 4, and one (1) 40 foot wide driveway access on Felspar Street for shared access to Parcels 1 and 4 as shown on Parcel Map 37062.
2. Authorize the Mayor and City Clerk to sign Parcel Map 37062.
3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Improvement Agreements.
4. Accept the Faithful Performance Bond No. 800016719 in the amount of \$300,000 and Material and Labor Bond No. 800016719 in the amount of \$150,000 from Atlantic Specialty Insurance Company for the construction of Improvements and Subdivision Monumentation Bond as a cash deposit in the amount of \$2,160.

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

H. APPROVAL OF PARCEL MAP 36977 LOCATED ON THE SOUTHWEST CORNER OF MISSION BOULEVARD AND PYRITE STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (LIMONITE C&C LLC)

Council Member Chris Barajas requested that Item 13.H be removed from the Consent Calendar for further discussion. He stated that he was pleased that the developer kept his promise to bring this item back within six months and he looks forward to seeing the start of the new construction.

A motion was made by Council Member Chris Barajas, seconded by Mayor Kelly, to approve Parcel Map 36977 and accept the dedications as follows:

- a.** Accept the real property dedicated for streets and public utility purposes over all of Lots “A” through “D” inclusive, as shown on Parcel Map 36977.
 - b.** Release and relinquishment of property rights and vehicular access along Lots “A” and “B” (Mission Boulevard) and Lots “C” and “D” (Pyrite Street), the owners of lots 1 through 3, inclusive, abutting these roads and during such time will have no rights of access except the general easement of travel, one (1) 40 foot wide driveway access on Mission Boulevard for Parcels 1 and 3, one (1) 40 foot wide driveway access on Pyrite Street for Parcel 2 as shown on Parcel Map 36977.
- 2.** Authorize the Mayor and City Clerk to sign Parcel Map 36977.
 - 3.** Approve and authorize the Mayor and City Clerk to execute the Subdivision Improvement Agreements.
 - 4.** Accept the Performance and Payment Bond No. 602-120170-8 in the amount of \$240,000 from United States Fire Insurance Company for the construction of Improvements and Subdivision Monumentation Bond as a cash deposit in the amount of \$1,080.

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

15. PUBLIC HEARING

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16113 (GPA19004, CZ16004, CUP19004, PCN19001, SDP19029, & TPM37679) FOR A PROPOSED GASOLINE SERVICE STATION AND CONVENIENCE STORE WITH CONCURRENT BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND CARWASH AND DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106-040-044), (APPLICANT: SAM CHEBEIR & PIER ENTERPRISES) (CONTINUED FROM THE MAY 21, 2020 COUNCIL MEETING)**

Mike Fellows, Senior Planner, presented the staff report.

Thomas Merrell, Planning Director summarized the previous concerns expressed by the Council concerning the above-ground fuel tanks. He reported that a representative from the Jurupa Community Services District is available to provide clarity on the District's well site and their concerns that the well should be protected.

Chander Letulle, Director of Engineering & Operations, Jurupa Community Services District, gave an overview of the District's concerns regarding the developer's plans to place an underground fuel tank near one of their water wells which provides a significant source of water for the area. He noted that any type of contamination will likely affect the water quality. He provided an exhibit showing the proximity of the well site to the gas station, noting that they virtually share the same property. He stated that an above-ground fuel tank mitigates most of their concerns and the developer has provided a number of mitigation measures which they are comfortable with.

Further discussion followed regarding the placement of speed bumps at the location.

Mr. Letulle outlined the geology of the area and the location of the well site.

Further discussion followed concerning the staff's recommendation for the placement of the fuel tanks.

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

Jeremy Krout, EPD Solutions, Inc., (representing the applicant), spoke on behalf of the project. He gave a presentation on the project's fuel tanks and the safety measures they have put in place.

Council Member Chris Barajas stated that he would not support the Conditional Use Permit for the on-site alcohol sales as the area is already oversaturated, noting that the project's sit-down restaurant can sell alcohol. He voiced support of the above-ground fuel tanks as most tanks placed underground eventually start to leak.

Further discussion followed.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to adopt Resolution No. 2020-33, as amended to add a 3-foot high screen fence mostly solid with Planning staff to determine the final design; bollards will be added around the entire fuel tank area; a secondary access gate will be added; and the applicant shall add or relocate the existing gate past the fuel tanks.

A roll call vote was taken.

Roll Call:

Ayes: L. Barajas, B. Berkson

Noes: C. Barajas, M. Goodland, A. Kelly

Absent: None

MOTION FAILED

Further discussion followed.

Jeremy Krout, EPD Solutions, Inc., (representing the applicant), provided additional information and responded to Council's questions.

A motion was made by Mayor Anthony Kelly, seconded by Council Member Chris Barajas, to adopt Resolution No. 2020-33, as amended to 1) remove the Conditional Use Permit for the on-site alcohol sales at the gas station; 2) add a secondary access gate; 3) add or relocate the existing gate past the fuel tanks; and 4) all buildings on the site would have to be constructed within 90 days of the first one being built, subject to a force majeure type clause, as entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO (1) ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; (2) APPROVE GENERAL PLAN AMENDMENT NO. 19004; (3) APPROVE CONDITIONAL USE PERMIT NO. 17004; (4) APPROVE SITE DEVELOPMENT PERMIT NO. 19029; (5) ISSUE A DETERMINATION FOR PUBLIC CONVENIENCE OR NECESSITY NO. 18001 AND (6) APPROVE TENTATIVE PARCEL MAP NO. 37679 IN ORDER FOR THE CONSTRUCTION OF A GAS STATION AND A

CONVENIENCE STORE WITH CONCURRENT BEER AND WINE SALES FOR OFF-SITE CONSUMPTION, CAR WASH, AND A DRIVE-THRU RESTAURANT AT THE NORTHEAST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to introduce Ordinance No. 2020-08, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 2.42 ACRES OF A 9.64-ACRE REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF CANTU GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106- 040-044) FROM INDUSTRIAL PARK (I-P) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

B. PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE FISCAL YEAR 2020-2021 THROUGH FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF JURUPA VALLEY

Chase Keys, CIP Manager, presented the staff report.

Mayor Kelly thanked Mr. Keys for the thorough report. He questioned the schedule for completing Rubidoux Boulevard, noting that due to Caltrans, the project was stopped for further Caltrans studies. He stated that Frontage Road is currently disintegrating and he would like this matter to be addressed. He questioned why Wallace Street has a posted 40-mph speed zone near a school and a church. He questioned why the slurry paving stopped halfway on Wallace Street.

Mr. Keys provided additional information and responded to Council's questions.

Further discussion followed.

Steve Loriso, City Engineer, provided additional information and responded to Council's questions.

Following discussion, Council Member Chris Barajas requested that Jurupa and Valley Way be prioritized over the next five years. He requested that the Downey Street Park Improvements project be removed from the CIP budget as the Paradise Knolls development will provide an arena and an additional park. He stated that he would like to see the City acquire the nature center as it has been abandoned by the County of Riverside.

The City Council concurred with the suggestion that the Downey Street Park Improvements project should be removed from the CIP schedule.

At the request of Council Member Brian Berkson, City Manager Rod Butler reported that the recently completed pavement study will be brought before the City Council at a future meeting which will involve further policy discussions by the Council.

Council Member Micheal Goodland suggested that the streets that pose a safety hazard should be prioritized.

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

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

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to adopt Resolution No. 2020-45, with the removal of the Downey Street Park Improvements project, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2020-2021 THROUGH 2024-2025

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

16. COUNCIL BUSINESS

A. RESOLUTION ADOPTING A BUDGET FOR FISCAL YEAR 2020-21

Connie Cardenas, Administrative Services Director, presented the staff report.

Council Member Brian Berkson suggested that the Development Impact Fee donation to the County library system include a percentage that would cover delinquent accounts accrued by City residents.

Further discussion followed regarding the rising cost of law enforcement services and opportunities for cost savings.

Diana Fox, Executive Director, Reach Out, thanked the Council for continuing to invest in the Healthy Jurupa Valley Initiative. She noted the vision of City leadership over the past 7 years has brought many benefits, connections, and recognition from across the state. She stated that the City has been able to leverage this investment of between \$20,000-\$50,000 per year into more than \$200,000 per year that is working to improve the health and quality of life of all Jurupa Valley residents.

Martha Carrasco voiced support for the continued funding of the Healthy Jurupa Valley Initiative. As a community volunteer, she has personally witnessed the impact that this organization has on the Jurupa Valley community. She outlined her work with the Healthy Jurupa Valley Initiative and the long lasting positive impact of all the work the Healthy Jurupa Valley Initiative has provided in the City.

Karen Bradford spoke in support of Healthy Jurupa Valley. She stated that a significant difference between a “town” and a “community” is the actual quality of life for residents and the perception of quality by potential residents and businesses. As an elected Jurupa Unified School District Trustee, she has experienced Healthy Jurupa Valley and Reach Out as a community partner in making Jurupa Valley a fine place to call home and she considers it a valuable resource worth including in the City’s budget.

Pastor Harry Bratton stated that he is the Pastor of Greater Faith Grace Bible Church in the City of Rialto. He spoke in support of law enforcement. He applauded the Council’s decision not to defund the Police Department. He provided information on his experience in the City of Rialto and how the members of the Police Department have brought the community together in a positive manner.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the proposed Operating Budget for the 2020/21 fiscal year, as initially presented May 28, 2020 which includes Council approved changes at the Workshop; and adopt Resolution No. 2020-46, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A BUDGET AND APPROVING INITIAL APPROPRIATIONS FOR THE FISCAL YEAR JULY 1, 2020 THROUGH JUNE 30, 2021

A roll call vote was taken.

Roll Call:

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

B. FISCAL YEAR 2019-20 YEAR-END BUDGET AMENDMENTS

Connie Cardenas, Administrative Services Director, presented the staff report.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve Fiscal Year 2019-20 Year-End Budget Amendments to the City's Budget as presented in the exhibit to the staff report.

A roll call vote was taken.

Roll Call:

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

C. CONSIDERATION OF RATE ADJUSTMENT REQUEST FROM USA WASTE INDUSTRIES, INC.

Sean McGovern, Management Analyst, presented the staff report.

Glenda Chavez, representing Waste Management provided additional information on the state's diversion regulations and how a residential organic collection program would be implemented.

Further discussion followed.

A motion was made by Mayor Anthony Kelly, seconded by Mayor Pro Tem Lorena Barajas, to approve the annual increase in the rate ceiling by 7.29%, per section 17.8 of the Solid Waste Franchise Agreement between the City and USA Waste industries, Inc. (Waste Management).

A roll call vote was taken.

Roll Call:

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

D. CITY COUNCIL ADOPTION OF RESOLUTIONS FOR THE 2020 GENERAL MUNICIPAL ELECTION

Victoria Wasko, City Clerk, presented the staff report.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to adopt Resolution Nos. 2020-47 and 2020-48, entitled:

RESOLUTION NO. 2020-47 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CALLING A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2020, FOR THE ELECTION OF MEMBERS OF THE CITY COUNCIL BY DISTRICTS 2 AND 4 AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES AND THE JURUPA VALLEY MUNICIPAL CODE

RESOLUTION NO. 2020-48 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATE STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2020

A roll call vote was taken.

Roll Call:

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

Noes: None

Absent: None

17. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

18. COUNCIL MEMBER REPORTS AND COMMENTS

There were no additional Council comments.

19. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 12:00 a.m.

The next meeting of the Jurupa Valley City Council will be held July 2, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

A handwritten signature in blue ink that reads "Victoria Wasko". The signature is written in a cursive style and is positioned above a horizontal line.

Victoria Wasko, CMC
City Clerk