

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
August 18, 2022**

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

- Chris Barajas, Mayor
- Leslie Altamirano, Mayor Pro Tem
- Lorena Barajas Bisbee, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

Mayor Chris Barajas called the closed session meeting to order at 6:01 p.m. Council Member Brian Berkson was absent.

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session item.

Council Member Brian Berkson arrived at 6:10 p.m.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of certain real property interests in the real property located at APN 171-020-001, Pyrite Street between Mission Boulevard and the SR 60 Freeway in the City of Jurupa Valley 92509. The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and Pyrite Investments, LLC. Negotiators for the City of Jurupa are: Rod Butler, Michael Flad, Joe Perez and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

City Attorney Peter Thorson announced that there were no reportable actions taken.

4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING

- Chris Barajas, Mayor
- Leslie Altamirano, Mayor Pro Tem
- Lorena Barajas Bisbee, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

Mayor Chris Barajas called the regular meeting to order at 7:00 p.m.

5. **INVOCATION** was given by Pastor Greg Rondeau, Calvary Chapel, Jurupa Valley.

6. **PLEDGE OF ALLEGIANCE** was led by Council Member Brian Berkson.

7. **APPROVAL OF AGENDA**

A motion was made by Council Member Lorena Barajas, seconded by Mayor Pro Tem Leslie Altamirano, to approve the Agenda.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva
Noes: None
Absent: None

8. **PRESENTATIONS**

A. INTRODUCTION OF FIRE DIVISION CHIEF WILLIAM OTTERMAN

Chief William Otterman introduced himself as the City’s new Fire Chief. Chief Otterman stated that he will succeed Fire Chief Jeff Viek who has been promoted. Chief Otterman outlined his background, adding that he looks forward to working with the City Council.

9. **PUBLIC APPEARANCE/COMMENTS**

The City Clerk read an email from Masaki Mendoza voicing support of Consent Calendar Item No. 14.F. Mr. Mendoza voiced support of the Zoning Code Amendment as repealing parking minimums is a good policy from an economic and environmental perspective as it can make housing less expensive.

Sara Rhoads requested that the Council come up with a permanent solution for the City’s homeless crisis.

Steve Rhoads stated that as a long-time resident, he is concerned that there are several party houses that are violating the City’s noise ordinance. He asked if there are plans to improve Pedley Road.

Michael Clayton stated that he has lived in the Rubidoux area for more than 50 years. He asked when street lights, sidewalks, and infrastructure will be allocated for his neighborhood.

Elsa Ruiz voiced concern that trucks are avoiding the designated truck routes and are traveling down residential streets. This is causing damage and potholes to the roadway. She asked that the City order the property owner at the end of Alta Street and Avalon to clean up their property as it is full of tires, beds, and trash.

Randy Bekendam, representing the Southern California Agricultural Land Foundation, stated that he and his daughter Amy operate Amy's Farm in Ontario. He described the mission of their non-profit, which came into existence 35 years ago. He encouraged the City Council to preserve the City's agricultural land.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Pro Tem Leslie Altamirano encouraged residents to contact the Council with any questions or concerns. She encouraged residents in Council District 1 to contact her directly as she is their district representative.

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

A. MAYOR CHRIS BARAJAS

- 1. Mayor Chris Barajas announced that the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory Committee meeting of August 10, 2022 was canceled.**

B. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of August 18, 2022.**

C. COUNCIL MEMBER GUILLERMO SILVA

- 1. Council Member Guillermo Silva gave an update on the Northwest Mosquito and Vector Control District meeting of August 18, 2022.**

12. CITY MANAGER'S UPDATE

City Manager Rod Butler gave an update on various upcoming community events: The first of two State of the City events will be held Tuesday, September 27th; the second State of the City event will be held Thursday, September 29th; the Veteran's Celebration and Festival will be held Saturday November 12th starting with a community parade on Mission Boulevard. The annual City Hall Open House and Tree Lighting ceremony will be held on Friday, December 2nd. Further details on these events will be forthcoming.

13. APPROVAL OF MINUTES

A. AUGUST 3, 2022 SPECIAL MEETING

B. AUGUST 4, 2022 REGULAR MEETING

A motion was made by Council Member Guillermo Silva, seconded by Council Member Brian Berkson, to approve the Minutes of the August 3, 2022 special meeting and the August 4, 2022 regular meeting.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva

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. ORDINANCE NO. 2022-14

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2022-14, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 9.267 TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO ESTABLISH AN INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN LIEU FEE AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

C. ORDINANCE NO. 2022-15

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2022-15, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONES OF APPROXIMATELY 8.34 ACRES OF REAL PROPERTY LOCATED SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, EAST OF INTERSTATE 15 (I-15), AND WEST OF PATS RANCH ROAD AT THE INTERSECTION OF 65TH STREET (APNS: 152-640-005, -006) FROM

INDUSTRIAL PARK (I-P) ZONE TO GENERAL RESIDENTIAL (R-3) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

- D. REAFFIRM FINDINGS AUTHORIZING CITY COUNCIL TO MEET IN WHOLE OR IN PART BY TELECONFERENCING UNDER GOVERNMENT CODE SECTION 54953(E) DURING THE COVID-19 STATE AND LOCAL EMERGENCY**

Requested Action: That the City Council adopt Resolution No. 2022-96, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING PUBLIC MEETINGS OF THE CITY COUNCIL TO BE HELD WITH A TELECONFERENCE OPTION FOR MEMBERS OF THE CITY COUNCIL AND THE PUBLIC DUE TO THE GOVERNOR'S DECLARATION OF EMERGENCY AND THE CITY COUNCIL'S DECLARATION OF LOCAL EMERGENCY PURSUANT TO GOVERNMENT CODE SECTION 54953(e), AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

- E. LEASE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND MCE CORPORATION FOR LEASE OF PORTIONS OF JURUPA VALLEY OPERATIONS CENTER**

Requested Action: That the City Council approve the Lease Agreement between the City of Jurupa Valley and MCE Corporation for lease of portions of Jurupa Valley Operations Center 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. INITIATION OF A ZONING CODE AMENDMENT TO COMPLY WITH ASSEMBLY BILL 1851 PERTAINING TO THE DEVELOPMENT OF HOUSING AND PARKING REDUCTIONS WHEN AFFILIATED WITH RELIGIOUS INSTITUTIONS**

Requested Action: That the City Council initiate a Zoning Code Amendment to comply with Assembly Bill 1851 pertaining to housing development and parking reductions when affiliated with religious institutions.

- G. RESOLUTION OF SUPPORT FOR GRANT APPLICATION FOR THE BRIDGE INVESTMENT PROGRAM, A COMPETITIVE GRANT PROGRAM FOR THE MARKET STREET BRIDGE REPLACEMENT PROJECT FUNDED BY FEDERAL AND REGIONAL FUNDS**

1. Requested Action: That the City Council adopt Resolution No. 2022-97, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO SUPPORT THE SUBMISSION OF THE BRIDGE INVESTMENT PROGRAM (BIP) COMPETITIVE GRANT APPLICATION FOR THE MARKET STREET BRIDGE REPLACEMENT PROJECT FUNDED BY FEDERAL AND REGIONAL FUNDS

2. That the City Council authorize staff to submit the grant application for the Market Street Bridge project.

H. APPROVAL OF AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND WEST COAST ARBORISTS, INC. FOR ON-CALL TREE TRIMMING SERVICES

Requested Action: That the City Council approve the agreement between the City of Jurupa Valley and West Coast Arborists, Inc., for On-Call Tree Trimming and Maintenance Services 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.

I. APPROVAL OF PURCHASE OF ONE TOYOTA HIGHLANDER HYBRID LE VEHICLE FROM CROWN TOYOTA

Requested Action: That the City Council approve the purchase of one 2022 Toyota Highlander Hybrid LE vehicle, at the cost of \$50,031.40, utilizing funding from Assembly Bill 2766 ("AB 2766") Program of the South Coast Air Quality Management District, included in the FY 2022-23 Budget.

J. APPROVAL OF DISPOSITION OF SURPLUS EQUIPMENT

Requested Action: That the City Council approve a Memorandum of Understanding with Liquidity Services Operations, LLC dba GovDeals, Online Auction to provide online auction platform services for the disposition of surplus equipment.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to approve the Consent Calendar.

**Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva
Noes: None
Absent: None**

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

16. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE FISCAL YEAR 2022-2023 THROUGH FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF JURUPA VALLEY

Staff Report presented by Octavio Duran, Assistant City Engineer.

Further discussion followed.

Mayor Chris Barajas opened the public hearing and called for any public comments.

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

Council Member Lorena Barajas Bisbee stated that she was happy to see the projects that are being funded for the Mira Loma community.

Mayor Chris Barajas encouraged residents to review the entire staff report as it represents the City's long-range plan for all capital improvement projects and funding sources over the next five years. He noted that the City's total funding for these projects represent over \$38 million.

A motion was made by Council Member Lorena Barajas, seconded by Mayor Pro Tem Leslie Altamirano, to adopt Resolution No. 2022-98, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2022-2023 THROUGH 2026-2027

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva

Noes: None

Absent: None

17. COUNCIL BUSINESS

A. APPOINTMENTS TO THE PUBLIC WORKS ADVISORY COMMITTEE

Staff Report presented by Victoria Wasko, City Clerk.

Paul Toor, Director of Public Works provided additional details on the responsibilities of the Public Works Advisory Committee.

Mayor Chris Barajas invited Hugo Bustamante, Lorena Carranza, Jose Cuellar, Ohilda Hernandez, Mayra Jackson, Alondra Munoz, and Brenda Reynolds to address the Council and share why they are interested in serving on the Public Works Advisory Committee. Robert Galindo and Patricia Vargas were unable to attend tonight's meeting.

Following the applicant presentations, the following appointments were made:

Council Member Guillermo Silva nominated Alondra Munoz.

Council Member Lorena Barajas Bisbee nominated Hugo Bustamante.

Council Member Brian Berkson nominated Mayra Jackson.

Mayor Chris Barajas nominated Robert Galindo.

Mayor Pro Tem Leslie Altamirano nominated Jose Cuellar.

Mayor Chris Barajas thanked all those who submitted letters of interest and encouraged them to continue to look for ways to get involved with the City.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Leslie Altamirano, to confirm the appointments to the Public Works Advisory Committee for a term of four (4) years, or the appointment and swearing-in of their successor, whichever is later.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva

Noes: None

Absent: None

B. ADOPTION OF THE JURUPA VALLEY AMERICAN RESCUE ACT EXPENDITURE PLAN

Staff Report presented by Michael Flad, Assistant City Manager. Mr. Flad gave a presentation on the American Rescue Plan Act, which is designed to facilitate the recovery from the negative economic effects of the COVID-19 pandemic.

Kevin Ryan, Project Manager, provided an overview of the American Rescue Plan Act, which will provide \$350 billion to state and local governments to assist with local economic recovery. He reported that the City's allocation is \$28 million. He gave an overview of the eligible expenditure categories, the City's recommended expenditure plan, and the timeline for expenditure of the funds.

Further discussion followed.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to adopt the proposed City of Jurupa Valley Expenditure Plan.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva

Noes: None

Absent: None

B. FIVE-MONTH REVIEW OF TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS

Staff Report presented by Jim Pechous, Principal Planner. Mr. Pechous reported that after working with various developers, a few modifications to the Traditional Neighborhood Design standards are being recommended.

Further discussion followed.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to receive and file the report and direct staff to modify the following Traditional Neighborhood Design standards: (1) open space requirement to allow for long driveways and (2) wall and fence requirement to reduce the maximum fence height from six (6) feet to 42 inches in the street side setback.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, G. Silva
Noes: None
Absent: None

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

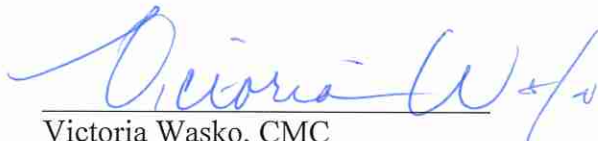
19. COUNCIL MEMBER REPORTS AND COMMENTS

20. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 8:47 p.m.

The next meeting of the Jurupa Valley City Council will be held September 1, 2022 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk