

DRAFT MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
Thursday, December 18, 2025

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

1. CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION:

- Brian Berkson, Mayor
- Chris Barajas, Mayor Pro Tem
- Armando Carmona, Council Member
- Veronica Sanchez, Council Member
- Guillermo Silva, Council Member

Mayor Berkson called the closed session to order at 6:05 p.m.

2. CONVENE TO CLOSED SESSION:

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS: None.

B. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(2) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City with respect to the proposed Wakeland residential project northeast of the intersection of Camino Real and Limonite Ave. (APNs: 185470001, 185470002, 185460001) based on two Notices of Potential Violation dated April 24, 2025 and June 24, 2025 from David Zisser, Assistant Deputy Director Local Government Relations and Accountability of the State Department of Housing and Community Development. The letters are available for public inspection from the Office of the City Clerk.

3. RECONVENE IN OPEN SESSION:

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION: None.

4. CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING:

- Brian Berkson, Mayor
- Chris Barajas, Mayor Pro Tem
- Armando Carmona, Council Member
- Veronica Sanchez, Council Member
- Guillermo Silva, Council Member

Mayor Berkson called the Regular Meeting to order at 7:07 p.m.

5. CITY COUNCIL REORGANIZATION:

Pursuant to Resolution No. 2013-01, the City Council shall select from among its members a Mayor and Mayor Pro Tem to serve for the following year. The Mayor and Mayor Pro Tem shall take office on January 1 of each year. The term of office for the Mayor and the Mayor Pro Tem shall be a calendar year from January 1 through December 31.

A. SELECTION OF MAYOR

Mayor Berkson opened the nominations for the office of Mayor.

Council Member Carmona nominated Brian Berkson for Mayor.

Council Action: Moved by Council Member Carmona, seconded by Council Member Sanchez, and carried unanimously to appoint Brian Berkson as Mayor for a term expiring December 31, 2026.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

B. SELECTION OF MAYOR PRO TEM

Mayor Berkson opened the nominations for the office of Mayor Pro Tem.

Council Member Carmona nominated Veronica Sanchez for Mayor Pro Tem.
Mayor Berkson nominated Chris Barajas for Mayor Pro Tem.

Council Action: Moved by Mayor Berkson, seconded by Mayor Pro Tem Barajas, and carried 3-2 with Council Member Carmona and Council Member Sanchez opposed to appoint Chris Barajas as Mayor Pro Tem for a term expiring December 31, 2026.

Roll Call:

Ayes: Council Members: Silva, Barajas and Mayor Berkson
Noes: Council Members: Carmona and Sanchez
Absent: Council Members: None

6. INVOCATION: by Chaplain K. Perry from Riverside Sheriff's Department.

7. PLEDGE OF ALLEGIANCE: led by Council Member Carmona.

8. APPROVAL OF AGENDA:

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the agenda.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson

Noes: Council Members: None

Absent: Council Members: None

9. PRESENTATIONS: None.

10. PUBLIC APPEARANCE/COMMENTS:

- George Ruiz, City resident; Arleen Pruitt, City resident; Laura Shultz, City resident; Laura Roughton, City resident; Betty Anderson, City resident; and Cheryl Moir, City resident.

11. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS:

Council Member Carmona asked staff to provide police reports regarding the complaints raised under public comments about horseshoes thrown at resident's homes. Provided updates regarding the monthly Community Clean-Up Events.

Mayor Pro Tem Barajas announced upcoming Louis Robidoux Parkland Sunnyslope Creek Cleanup Day.

Mayor Berkson announced the upcoming re-opening of the newly renovated Walmart; thanked staff for all the hard work throughout the year; and wished everyone happy holidays.

12. CITY MANAGER'S UPDATE:

Mike Flad, Assistant City Manager, wished the community and the City Council happy holidays; provided City Hall holiday closure dates; announced upcoming Sacramento conference that the City Council and staff will be attending; introduced Erika Soriano as the new Executive Assistant to the City Council and the City Manager's Office; and announced the opening of the application period for the Community Development Block Grant Public Service Grants.

13. APPROVAL OF MINUTES:

A. DECEMBER 4, 2025, REGULAR MEETING

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the Minutes of the Regular Meeting of December 4, 2025.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson

Noes: Council Members: None

Absent: Council Members: None

14. CONSENT CALENDAR:

- A. MOTION TO WAIVE THE READING OF THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA, APPROVED
- B. **RESOLUTION NO. 2025-163** ADOPTED ENTITLED "A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REGISTER OF DEMANDS DATED DECEMBER 18, 2025 (\$2,060,993.16), AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR NOVEMBER 21, 2025, THROUGH DECEMBER 8, 2025 (\$216,967.93)"
- C. **RESOLUTION NO. 2025-164** ADOPTED ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DESIGNATING HOLIDAYS ON WHICH CITY OFFICES SHALL BE CLOSED FOR CALENDAR YEAR 2026"
- D. **ORDINANCE NO. 2025-30** ADOPTED ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 12.37, TRUCK ROUTES AND TRUCK WEIGHT RESTRICTIONS TO THE JURUPA VALLEY MUNICIPAL CODE AND MOVING SECTION 12.35.020, "PERMISSIBLE VEHICLE WEIGHT ON STREETS, ROADS, HIGHWAYS, AND BRIDGES; TRUCK ROUTES" TO NEW CHAPTER 12.37"
- E. AGREEMENT BETWEEN COMMUNITY WORKS DESIGN GROUP AND THE CITY OF JURUPA VALLEY FOR LANDSCAPE ARCHITECTURAL SERVICES FOR THE TOTAL NOT-TO-EXCEED AMOUNT OF \$45,000, APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED AND AS APPROVED BY THE CITY ATTORNEY
- F. AMENDMENT TO THE AGREEMENT WITH DEAN CORPORATION FOR ON-CALL ELECTRICAL SERVICES AT CITY FACILITIES TO INCREASE THE ANNUAL NOT-TO-EXCEED AMOUNT FROM \$24,000 TO \$50,000; APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE AMENDMENT IN SUBSTANTIALLY THE FORM ATTACHED, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY

- G. APPROVAL OF CANTERRA FINAL TRACT MAP 38888 FOR SINGLE FAMILY RESIDENCE AND CONDOMINIUM PURPOSES LOCATED SOUTH OF JURUPA ROAD, AND WEST OF CAMINO REAL INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS – **ITEM CONTINUED TO THE MEETING OF JANUARY 15, 2026**

Paul Toor, Public Works Director, and Peter Thorson, City Attorney, responded to questions.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the Consent Calendar Items A through F.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

15. **CONSIDERTION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR:** Consent Calendar G was pulled from the agenda for discussion.

16. **PUBLIC HEARINGS:**

- A. A PUBLIC HEARING TO CONSIDER AN APPEAL (MA25133, AP25002) TO THE CITY COUNCIL OF THE PLANNING COMMISSION'S DENIAL OF CAMINO TERRACE APARTMENTS PROJECT (MA24164, SDP24074), AN 80-UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, ONE MANAGER'S UNIT, A 2,560-SQUARE-FOOT COMMUNITY BUILDING, AND A 6,463 SQUARE-FOOT CHILDCARE CENTER LOCATED AT THE NORTHEAST CORNER OF CAMINO REAL AND LIMONITE AVENUE, AND NORTHEAST CORNER OF CAMINO REAL AND CANYON TERRACE DRIVE, ASSESSOR'S PARCEL NUMBERS 185-460-001, 185-470-001, 185-470-002; APPLICANT: WAKELAND HOUSING AND DEVELOPMENT CORPORATION – **PUBLIC HEARING CONTINUED TO THE MEETING OF FEBRUARY 19, 2025**

- Public Correspondence: Due to the large number of correspondences received, they may be viewed under the agenda item on the City's website.

Principal Planner Robert Gonzalez provided a PowerPoint presentation and responded to questions.

Mayor Brian Berkson opened the public hearing and invited public testimony.

- Public Testimony: Michael Busse, Project Manager, Wakeland Applicant, provided a PowerPoint Presentation; Caz, Harmon, City resident; Diana Butts, City resident; Jeff Riggs, City resident; Julian Granada, City resident; Anthony Kelly, City resident; Betty Stinson, City resident; Pamela Blyn, City resident; and Michael Arroyo, City resident.

City Council consensus to continue the public hearing to the City Council meeting of February 19, 2026.

B. PUBLIC HEARING TO CONSIDER CALLING A SPECIAL ELECTION; DECLARING THE RESULTS OF THE ELECTION; AND APPROVING FORMATION AND LEVY OF SPECIAL TAXES FOR CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2024-003 (LAS PALMAS) GENERALLY LOCATED NORTH OF 45TH STREET EAST OF OPAL STREET AND WEST OF PACIFIC AVENUE

Paul Toor, Public Works Director/City Engineer and Peter Thorson, City Attorney, responded to questions.

Mayor Berkson opened the public hearing and invited public testimony. There was no public testimony. Mayor Berkson closed the public hearing.

Mayor Berkson asked the City Clerk to tabulate the ballots. Maria Morris, City Clerk, provided the election results. 1 vote was cast in favor of the special taxes.

Council Action: Moved by Council Member Silva, seconded by Council Member Sanchez, and carried unanimously to adopt **Resolution No. 2025-165** entitled “A RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITEIS DISTRICT NO. 2024-003 (LAS PALMAS), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFORE, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF;” and adopt **Resolution No. 2025-166**, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF JURUPA VALLEY COMMUNITY FACILITEIS DISTRICT NO. 2024-003 (LAS PALMAS) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT;” and adopt **Resolution No. 2025-167**, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF JURUPA VALLEY COMMUNITY FACILITEIS DISTRICT NO. 2024-003 (LAS PALMAS) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN;” and adding the

following language to Exhibit A to Resolution 2025-166 and Resolution 2025-167 “Authorized services for the Special Tax shall not include payment for repair of defective design or damages for flooding caused by developer of property within the District or their agents.”

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

Council Action: Moved by Council Member Silva, seconded by Mayor Pro Tem Barajas, and carried unanimously to conduct a first reading and introduction of **Ordinance No. 2025-31**, entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITEIS DISTRICT NO. 2024-003 (LAS PALMAS) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN.”

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

17. COUNCIL BUSINESS:

A. INTRODUCTION OF COMPREHENSIVE FISCAL YEAR 2025-2026 INITIATIVES AND PRIORITIES – **NO FORMAL ACTION TAKEN**

Mike Flad, Assistant City Manager, provided a staff report.

B. DISCUSSION OF POTENTIAL USES FOR A CITY OWNED BUILDING LOCATED AT 5626 MISSION BOULEVARD– **NO FORMAL ACTION TAKEN**

Mike Flad, Assistant City Manager, provided a staff report.

C. APPOINTMENT OF REPRESENTATIVES AND ALTERNATES TO REGIONAL BOARDS AND COMMITTEES

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to make the following appointments to outside agencies for the 2026 calendar year; approve the City Council travel and/or reimbursement of expenses to attend upcoming conferences for the 2026 Calendar Year; and direct the City Clerk to update and post the Fair Political Practices Commission (FPPC) Form 806 (Agency Report of Public Official Appointments) on the City’s website.

- a) Northwest Mosquito and Vector Control District (2-year term) – **Council Member Guillermo Silva, Representative**
- b) Public Entity Risk Management Authority (PERMA) – **City Manager Rod Butler, Representative; and Tanya Bragg, Alternate**
- b) Riverside County Transportation Commission (RCTC) – **Mayor Brian Berkson, Representative; and Council Member Armando Carmona, Alternate**
- c) Riverside Transit Agency (RTA) – **Mayor Brian Berkson, Representative; and Council Member Armando Carmona, Alternate**
- d) Western Riverside Council of Governments (WRCOG) – **Mayor Pro Tem Chris Barajas, Representative; and Council Member Armando Carmona, Alternate**
- e) Western Riverside County Regional Conservation Authority (RCA) – **Council Member Sanchez, Representative; and Council Member Armando Carmona, Alternate**
- f) City Events Committee – **Council Member Guillermo Silva and Council Member Veronica Sanchez, Representatives**
- g) Legislative Ad Hoc Committee – **Mayor Brian Berkson and Mayor Pro Tem Chris Barajas, Representatives.**

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
 Noes: Council Members: None
 Absent: Council Members: None

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

A. MAYOR BERKSON

- 1. PROVIDED AN UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF DECEMBER 10, 2025.
- 2. PROVIDED AN UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY BOARD OF DIRECTORS MEETING OF DECEMBER 12, 2025.

B. MAYOR PRO TEM BARAJAS

1. PROVIDED AN UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETINGS OF DECEMBER 5, 2025, AND DECEMBER 10, 2025.
2. PROVIDED AN UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS ADMINISTRATION AND FINANCE AND ADVOCACY AD-HOC COMMITTEE MEETING OF DECEMBER 10, 2025.

C. COUNCIL MEMBER SILVA

1. NO UPDATE PROVIDED ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL MEETING OF NOVEMBER 20, 2025

19. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS:

Council Member Carmona asked to agendize an item regarding strengthening language to the conditions of approvals for projects pertaining to the developer's responsibilities regarding floods or anything defective. There was City Council consensus to agendize at a future meeting.

20. CITY ATTORNEY'S REPORT: None.

21. COUNCIL MEMBER REPORTS AND COMMENTS:

Council Member Silva announced Adopt-A-Family Thanksgiving Turkey Dinner feeding over 120 families. Volunteered at the Adopt-A-Family Holiday Parade; and wished happy birthday to his kids.

Council Member Sanchez thanked Council Member Silva, Council Member Carmona, Adopt-A-Family, Reach Out, Flabob Airport, Machado Family and Lions Club for all the holidays events; and wished everyone happy holidays.

Council Member Carmona announced 4th Annual Toy Drive; Ford Truck Club Trunk Toy Giveaway; and upcoming Community Clean-Up Event.

Mayor Berkson wished his mother a happy 89th birthday and wished everyone happy holidays.

22. ADJOURNMENT:

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:12 p.m. to Thursday, January 15, 2026, at 7:00 p.m., in the City Council Chamber located at 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

MARIA MORRIS, CITY CLERK

Approved: January 15, 2026