



CITY OF GRAND TERRACE

CITY COUNCIL

MINUTES • JULY 23, 2024

Council Chambers

Regular Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Mayor Bill Hussey convened the Regular Meeting of the City Council for Tuesday, July 23, 2024, at 6:00 p.m.

Invocation

The Invocation was given by Pastor Leroy Rodriguez from New City Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Hussey.

AB 2449 Disclosures

None.

Attendee Name	Title	Status	Arrived
Bill Hussey	Mayor	Present	
Doug Wilson	Mayor Pro Tem	Present	
Jeff Allen	Council Member	Present	
Kenneth J. Henderson	Council Member	Present	
Michelle Sabino	Council Member	Present	
Konrad Bolowich	City Manager	Present	
Adrian Guerra	City Attorney	Present	
Barbara Nicholson	Interim City Clerk	Present	
Christine Clayton	Finance Director	Present	

A. REORDERING OF, ADDITIONS TO, OR REMOVAL OF ITEMS FROM THE AGENDA

None.

B. PUBLIC COMMENT

Chuck Machado spoke regarding his non-profit, Machado Family Giving currently based in Jurupa Valley. The organization is looking for new locations for distribution.

C. SPECIAL PRESENTATIONS - NONE

None.

D. CONSENT CALENDAR

Council Member Allen pulled Item No. 5 for further discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Michelle Sabino, Council Member
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

1. Waive Full Reading of Ordinances on Agenda
2. Approval of Minutes – Regular Meeting – 07/09/2024
3. Historical & Cultural Activities Committee Member Resignation and Authorization

ACCEPT THE RESIGNATION OF HISTORICAL & CULTURAL ACTIVITIES COMMITTEE MEMBER LOUISE LUNSTRUM, DIRECT THE CITY CLERK TO PREPARE AND SEND A LETTER OF APPRECIATION ON BEHALF OF THE CITY COUNCIL

4. Acceptance of Street Rehabilitation Project 2023-24
 1. **ACCEPT THE STREET REHABILITATION PROJECT 2023-24 IN THE AMOUNT OF \$1,123,458.96 AND APPROVE THE FINAL PAYMENT OF \$114,062.43 TO HARDY & HARPER, INC.**
 2. **DIRECT STAFF TO FILE AND RECORD THE NOTICE OF COMPLETION FOR THE STREET REHABILITATION PROJECT 2023-24**
5. Approval of Additional National Opioid Settlement with Kroger Co.

Council Member Allen pulled Agenda Item No.5 for further discussion.

ADOPT A RESOLUTION APPROVING THE SETTLEMENT AGREEMENT AND PARTICIPATION FORMS FOR THE CITY'S PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT AGREEMENT WITH KROGER CO., APPROVING THE CALIFORNIA STATE-SUBDIVISION AGREEMENT REGARDING DISTRIBUTION AND USE OF SETTLEMENT FUNDS, AND AUTHORIZING THE CITY MANAGER TO CARRY OUT ALL NECESSARY ACTS SUCH THAT THE CITY CAN PARTICIPATE IN THE NATIONAL OPIOID SETTLEMENT WITH KROGER CO., INCLUDING SIGNING NECESSARY DOCUMENTS AND TRANSMITTAL THEREOF AS NECESSARY.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Doug Wilson, Mayor pro tempore
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

E. PUBLIC HEARINGS

6. Public Hearing, Adoption of Resolution Ordering the Levy and Collection of Assessments, and Approval of Agreements with the County for the Collection of Assessments for the 2024-25 Fiscal Year, Landscape & Lighting Assessment District 89-1

Shanita Tillman, Senior Management Analyst presented the staff report and PowerPoint presentation for this item.

Mayor Hussey opened the Public Hearing at 6:16 p.m.

NO PUBLIC COMMENT

Mayor Hussey closed the public hearing at 6:17 p.m.

1. CONDUCT THE PUBLIC HEARING; AND**2. ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE APPROVING THE ENGINEER'S ANNUAL REPORT, AND CONFIRMING THE DIAGRAM AND ASSESSMENT, AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF GRAND TERRACE LANDSCAPING AND STREET LIGHTING DISTRICT NO. 89-1 FOR FISCAL YEAR 2024-25.****3. APPROVE THE "AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR AGREEMENTS FOR COLLECTION OF SPECIAL TAXES, FEES, AND ASSESSMENTS FOR FISCAL YEAR 2024-25" FOR THE CITY AND THE DISTRICT.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Michelle Sabino, Council Member
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

7. Public Hearing Regarding Objections to Collecting Delinquent Refuse and Sewer Fees on the Tax Rolls for Affected Properties; Adoption of Resolutions to Collect Said Delinquent Fees on the Tax Roll and for the Placement of Assessments for Delinquent Fees on Properties Located in the City for Fiscal Year 2024-25

Shanita Tillman, Senior Management Analyst presented the staff report and PowerPoint presentation for this item.

Mayor Hussey opened the Public Hearing at 6:20 p.m.

NO PUBLIC COMMENT

Mayor Hussey closed the public hearing at 6:20 p.m.

1. CONDUCT A PUBLIC HEARING TO HEAR OBJECTIONS OR PROTESTS REGARDING DELINQUENT FEES PROPOSED FOR ADOPTION AND

ASSESSMENT ON THE TAX ROLLS OF THE COUNTY TAX ASSESSOR FOR FY 2024-25.

2. ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADOPTING A REPORT OF DELINQUENT REFUSE AND SEWER USER FEES FOR FY 2024-25 AND DIRECTING THAT SUCH DELINQUENT FEES BE COLLECTED ON THE TAX ROLL AND BE IMPOSED AS AN ASSESSMENT UPON PROPERTY WITHIN THE CITY OF GRAND TERRACE.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Wilson, Mayor Pro Tem
SECONDER:	Kenneth J. Henderson, Council Member
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

8. The Gateway at Grand Terrace Specific Plan Project - Final Environmental Impact Report (State Clearinghouse No. 2021020110), Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (ENV 17-10), General Plan Amendment (17-01), Specific Plan (17-01), Zone Change (17-02), Zone Change Amendment (24-01), Development Agreement (Agmt), Tentative Tract Map 20501 (18-01)

Scott Hutter, Planning and Development Director presented the staff report and PowerPoint presentation.

Natalie Patty, CEQA/EIR consultant gave a brief presentation on the item.

Mayor Hussey opened the public hearing at 7:00 p.m.

PUBLIC COMMENT

David Mlynarsky, on behalf of Georgia Capital, LLC wanted to thank city staff and express their full support on the project.

Julie Luu, Western States Regional Council of Carpenters expressed her concerns regarding the environmental impacts.

Eddie Campos, Western States Regional Council of Carpenters expressed his concerns regarding environmental impacts

Philip Behrman, Resident and representative of Dover Pump Solutions Group (PSG CA) expressed his concerns for the operation and the safety of his employees.

Adam Collier, Vice President of Planned Communities, Lewis Land Developers, LLC representing the Applicant spoke and presented a PowerPoint presentation.

Randall Lewis, Lewis Land Developers, LLC wanted to thank the city for all the feedback they have received.

Mayor Hussey closed the public hearing at 7:31 p.m.

CONDUCT A PUBLIC HEARING FOR THE GATEWAY AT GRAND TERRACE SPECIFIC PLAN PROJECT AND TAKE THE FOLLOWING ACTIONS:

A. ADOPT A RESOLUTION CERTIFYING THE FINAL EIR AND MAKING FINDINGS FOR THE STATEMENT OF OVERRIDING CONSIDERATIONS AND MAKING FINDINGS FOR AND ADOPTING THE MMRP (ATTACHMENT 1)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Doug Wilson, Mayor pro tempore
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

B. ADOPT A RESOLUTION MAKING FINDINGS FOR AND ADOPTING THE GENERAL PLAN AMENDMENT 17-01 (ATTACHMENT 2)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Doug Wilson, Mayor pro tempore
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

C. INTRODUCTION AND 1ST READING BY TITLE ONLY WITH FURTHER READING WAIVED AN ORDINANCE ADOPTING THE GATEWAY AT GRAND TERRACE SPECIFIC PLAN 17-01 (ATTACHMENT 3)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Allen, Council Member
SECONDER:	Doug Wilson, Mayor pro tempore
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

D. INTRODUCTION AND 1ST READING BY TITLE ONLY WITH FURTHER READING WAIVED AN ORDINANCE MAKING FINDINGS FOR AND ADOPTING THE ZONE CHANGE 17-02 AND ZONE CHANGE AMENDMENT 24-01 (ATTACHMENT 4)

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Allen, Council Member
SECONDER: Doug Wilson, Mayor pro tempore
AYES: Hussey, Wilson, Allen, Henderson, Sabino

E. INTRODUCTION AND 1ST READING BY TITLE ONLY WITH FURTHER READING WAIVED AN ORDINANCE ADOPTING THE DEVELOPMENT AGREEMENT (ATTACHMENT 5)

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Allen, Council Member
SECONDER: Doug Wilson, Mayor pro tempore
AYES: Hussey, Wilson, Allen, Henderson, Sabino

F. ADOPT A RESOLUTION MAKING FINDINGS FOR AND APPROVING THE TENTATIVE TRACT MAP 20501 18-01 (ATTACHMENT 6)

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Allen, Council Member
SECONDER: Doug Wilson, Mayor pro tempore
AYES: Hussey, Wilson, Allen, Henderson, Sabino

F. UNFINISHED BUSINESS

9. Introduction and First Reading of an Ordinance Approving Zone Change Amendment (ZCA) 24-03 Amending City of Grand Terrace Municipal Code Title 18 (Zoning) to Add New Residential Land Uses Called "Congregate Living Health Facilities" and "Electric Vehicle Charging Stations", to the Allowable Residential Land Uses Listed in Chapter 18.10 (Residential Districts); to Add Nonresidential Hours of Operation and to Consolidate All Nonresidential Land Uses Identified Under Section 18.06.032 and Chapters 18.30 – AP Administrative Professional District, 18.33 – C2 General Business District, 18.36 – CM Commercial Manufacturing District, 18.39 – MR Restricted Manufacturing District, 18.40 – M2 Industrial District, 18.43 – PUB Public Facilities District into a Table Format Under a New Chapter 18.27 (Nonresidential Districts); to Add New Nonresidential Land Uses Called "Heavy Equipment Rentals (Indoor and Outdoor)", "Electric Vehicle Charging Stations", "Restaurants with a Cocktail Lounge, Bar, Entertainment or Dancing", and "Establishments with On-Site Alcohol Beverage Sales and Consumption that Are Not Bona Fide Eating Establishments (Bars, Taverns, Cocktail Lounges, Breweries, Distilleries And/Or Wine Making Facilities with Sales for On-Site and Off-Site Consumption)" CEQA: the Adoption of the Proposed Ordinance is Not a "Project" that is Subject to CEQA Review Because it Will Not Result in Direct Physical Change in the Environment, or a Reasonably Foreseeable Indirect Physical Change in the Environment. (See, §15061(B)(3) – Common Sense Exemption.)

Scott Hutter presented the staff report and PowerPoint presentation for this item.

Mayor Hussey opened the public hearing at 7:52 p.m.

PUBLIC COMMENT

Cynthia Bidney – ready by Bobbie Forbes expressed her concerns on the item.

Bobbie Forbes expressed her concerns on the item.

Mayor Hussey closed the public hearing at 7:59 p.m.

IT IS RECOMMENDED THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:**1) CONDUCT A PUBLIC HEARING; AND****2) INTRODUCE AN ORDINANCE APPROVING ZONE CHANGE AMENDMENT (ZCA) 24-03 TO AMEND THE GRAND TERRACE MUNICIPAL CODE TITLE 18 (ZONING) TO ADD NEW RESIDENTIAL LAND USES CALLED "CONGREGATE LIVING HEALTH FACILITIES" AND "ELECTRIC VEHICLE CHARGING STATIONS", TO THE ALLOWABLE RESIDENTIAL LAND USES LISTED IN CHAPTER 18.10 (RESIDENTIAL DISTRICTS); TO ADD NONRESIDENTIAL HOURS OF**

OPERATION AND TO CONSOLIDATE ALL NONRESIDENTIAL LAND USES IDENTIFIED UNDER SECTION 18.06.032 AND CHAPTERS 18.30 - AP ADMINISTRATIVE PROFESSIONAL DISTRICT, 18.33 - C2

GENERAL BUSINESS DISTRICT, 18.36 - CM COMMERCIAL MANUFACTURING DISTRICT, 18.39 - MR RESTRICTED MANUFACTURING DISTRICT, 18.40 - M2 INDUSTRIAL DISTRICT, 18.43 - PUB PUBLIC FACILITIES DISTRICT INTO A TABLE FORMAT UNDER A NEW CHAPTER 18.27 (NONRESIDENTIAL DISTRICTS); TO ADD NEW NONRESIDENTIAL LAND USES CALLED "HEAVY EQUIPMENT RENTALS (INDOOR AND OUTDOOR)", "ELECTRIC VEHICLE CHARGING STATIONS", "RESTAURANTS WITH A COCKTAIL LOUNGE, BAR, ENTERTAINMENT OR DANCING", AND "ESTABLISHMENTS WITH ON-SITE ALCOHOL BEVERAGE SALES AND CONSUMPTION THAT ARE NOT BONA FIDE EATING ESTABLISHMENTS (BARS, TAVERNS, COCKTAIL LOUNGES, BREWERIES, DISTILLERIES AND/OR WINE MAKING FACILITIES WITH SALES FOR ON-SITE AND OFF-SITE CONSUMPTION)" AND FIND AN ENVIRONMENTAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES; AND

- 3) DIRECT PLANNING & DEVELOPMENT SERVICES DIRECTOR TO BRING BACK DIRECTLY TO THE CITY COUNCIL WITHIN NINETY (90) DAYS AN ORDINANCE FOR A ZONE CHANGE AMENDMENT MAKING MUNICIPAL CODE MODIFICATIONS TO BRING CONSISTENCY BETWEEN ALL MUNICIPAL CODE SECTIONS PERTAINING TO HOURS OF OPERATION FOR BUSINESS ACTIVITIES AND HOURS APPLICABLE TO NOISE RELATED ACTIVITIES.**

Adrian Guerra, City Attorney recommended that, as part of the motion, the maker of the motion include the following language to be added as a new section 18 of the proposed ordinance for introduction:

"SECTION 18. TO THE EXTENT THAT ANY CODE AMENDMENT HEREIN DOES NOT REFLECT THE CODE PROVISIONS ADOPTED BY ORDINANCE NO. 352 ON MARCH 26, 2024, WHICH AMENDED SECTIONS 18.10.090, 18.33.050, 18.36.060, 18.39.060, 18.40.060, AND 18.56.080 OF TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE, WHICH HAVE NOT YET BEEN UPDATED AND REFLECTED IN THE ON-LINE MUNICIPAL CODE AS OF THE DATE OF THIS ORDINANCE, THE PROVISIONS AMENDED IN ORDINANCE NO. 352 SHALL SUPERSEDE THIS ORDINANCE AND BE REFLECTED IN THE ZONING CODE."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kenneth J. Henderson, Council Member
SECONDER:	Jeff Allen, Council Member
AYES:	Hussey, Wilson, Allen, Henderson, Sabino

G. NEW BUSINESS

None.

H. FUTURE AGENDA ITEMS

None.

I. CITY COUNCIL COMMUNICATIONS**Council Member Michelle Sabino**

Council Member Sabino:

- Commented on the Community Benefit Fund Grant Awards presented at the July 9 meeting.
- Thanked the Sheriff's Department for their response on a recent call.
- Commented on the Grand Re-Opening of Loud Burger on July 16.

Council Member Kenneth J. Henderson

Council Member Henderson congratulated Loud Burger on their Grand Re-Opening on July 16.

Council Member Jeff Allen

Council Member Allen reported on his recent tour of the Big Creek hydroelectric Project, owned and operated by Southern California Edison. He also thanked City management and staff for keeping the weeds under control and their overall fiscally prudent management of the city.

Mayor Pro Tempore Doug Wilson

Mayor pro tempore Doug Wilson commented on the Loud Burger Grand Re-Opening and asked about delays that Baskin Robbins was experiencing with the County Health Department.

Mayor Bill Hussey

Mayor Hussey thanked CalFire for their response to the recent local fires.

J. CITY MANAGER COMMUNICATIONS

Konrad Bolowich, City Manager commented on the Baskin-Robbins delays mentioned by Mayor pro tempore Wilson.

FIRE DEPARTMENT REPORT

Battalion Chief Westfall introduced himself, noted he recently transferred to Grand Terrace and was filling in for Chief Jaeger, who was on strike team assignment in Northern California.

SHERIFF REPORT

Lieutenant Bryan Lane announced the National Night Out was scheduled for August 28 at Loma Linda Citrus Trails Park.

K. RECESS TO CLOSED SESSION

Mayor Hussey recessed the regular meeting of the City Council to closed session at 8:48 p.m.

CLOSED SESSION

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION, pursuant to Section 54957(b)(1)
Title: City Manager
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION, pursuant to Section 54957(b)(1)
Title: City Attorney

RECONVENE TO OPEN SESSION

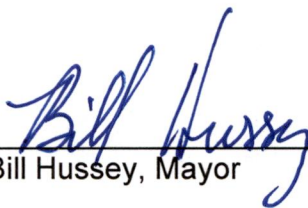
Mayor Hussey reconvened the regular meeting of the City Council from closed session at 10:19 p.m.

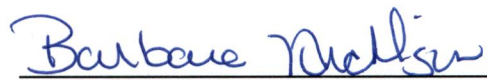
REPORT OUT OF CLOSED SESSION

Adrian Guerra, City Attorney announced that there were two (2) closed session items, performance evaluations for the city manager and city attorney. Discussion was held on both items and direction was provided by the City Council, however, there was no reportable action.

L. ADJOURN

Mayor Hussey adjourned the Regular Meeting of the City Council at 10:20 p.m. The next Regular City Council meeting will be held on Tuesday, August 13, 2024. at 6:00 p.m.



Bill Hussey, Mayor

Barbara Nicholson, Interim City Clerk