



CITY OF GRAND TERRACE

CITY COUNCIL

AGENDA • August 13, 2024

Council Chambers

Regular Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Mayor at the appropriate time and each person is allowed three (3) minutes speaking time.

If you would like to participate telephonically and speak on an agenda item, you can access the meeting by dialing the following telephone number and you will be placed in the waiting room, muted until it is your turn to speak:

***67 1-669-900-9128**
Meeting ID: 897 9293 1977
Passcode: 927314

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the City Clerk's Office at (909) 954-5207 by 5:00 p.m.

If you wish to have your comments read to the City Council during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the City Council will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dthomas@grandterrace-ca.gov.

Any documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

Convene City Council.

Invocation

Pledge of Allegiance

AB 2449 Disclosures

Remote participation by a member of the legislative body for just cause or emergency circumstances.

Roll Call

Attendee Name	Present	Absent	Late	Arrived
Mayor Bill Hussey	☐	☐	☐	
Mayor Pro Tem Doug Wilson	☐	☐	☐	
Council Member Jeff Allen	☐	☐	☐	
Council Member Kenneth J. Henderson	☐	☐	☐	
Council Member Michelle Sabino	☐	☐	☐	

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

B. PUBLIC COMMENT

This is the opportunity for members of the public to comment on any items not appearing on the regular agenda. Because of restrictions contained in California Law, the City Council may not discuss or act on any item not on the agenda, but may briefly respond to statements made or ask a question for clarification. The Mayor may also request a brief response from staff to questions raised during public comment or may request a matter be agendized for a future meeting.

C. SPECIAL PRESENTATIONS

Dr. Sigdasted on the Occasion of his Retirement

D. CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and noncontroversial. They will be acted upon by the City Council at one time without discussion. Any Council Member, Staff Member, or Citizen may request removal of an item from the Consent calendar for discussion.

1. Waive Full Reading of Ordinances on Agenda

DEPARTMENT: CITY CLERK

2. Approval of Minutes – Regular Meeting – 07/23/2024

DEPARTMENT: CITY CLERK

3. Approval of Cost Reimbursement Agreement between the City of Grand Terrace and Condor Energy Storage, LLC, a Delaware limited liability company (“Condor”) to reimburse the City for certain costs and expenses to design and complete certain improvements along Taylor Street and the undergrounding of certain utilities along Taylor Street and Main Street within the City’s jurisdiction

RECOMMENDATION:

Approve the Content of the Cost Reimbursement Agreement provided as *Attachment 1* and authorize the City Manager to (1) finalize the terms of the agreement, consistent with the content and terms set forth in attached Agreement and subject to written approval as to form by the City Attorney; and (2) execute the final negotiated agreement on behalf of the City.

DEPARTMENT: PLANNING AND COMMUNITY DEVELOPMENT

4. Second reading by Title Only, with Further Reading Waived, an Ordinance adopting Specific Plan (SP 17-01) for The Gateway at Grand Terrace Specific Plan

RECOMMENDATION:

Direct the City Attorney to read by title only, waive further reading, and adopt the Ordinance.

DEPARTMENT: PLANNING & COMMUNITY DEVELOPMENT

5. Second Reading by Title Only, with Further Reading Waived, an Ordinance adopting Zone Change (ZC) 17-02) and Zone Change Amendment (ZCA 24-01) for the Gateway at Grand Terrace Specific Plan, and repealing and replacing Chapter 18.09 (Districts and Map) and Chapter 18.02 (Specific Plan Districts) of Title 18 (Zoning) of the Grand Terrace Municipal Code in their entirety

RECOMMENDATION:

Direct the City Attorney to read by title only, waive further reading, and adopt the Ordinance.

DEPARTMENT: PLANNING & COMMUNITY DEVELOPMENT

6. Second Reading by Title Only, with Further Reading Waived, an Ordinance approving the Development Agreement by and between the City of Grand Terrace and Lewis Land Developers, LLC a Delaware Limited Liability Company pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7. Sections 65864 through 65869.5 of the Government Code and Article XI, Section 2 of the California Constitution for the Gateway at Grand Terrace Specific Plan

RECOMMENDATION:

Direct the City Attorney to read by title only, waive further reading, and adopt the Ordinance.

DEPARTMENT: PLANNING & COMMUNITY DEVELOPMENT

7. Second Reading by Title Only, with Further Reading Waived, 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)”

RECOMMENDATION:

Direct the City Attorney to read by title only, waive further reading, and adopt the Ordinance .

DEPARTMENT: PLANNING & COMMUNITY DEVELOPMENT

8. Approval of Agreements by and between the City of Grand Terrace and Lewis Land Developers of:
- a. 5th Amendment to the Disposition and Development Agreement to Remove Right of Repurchase
 - b. Development and Exchange Agreement – 2.5 acres of City-owned real property located northwest of Veterans Freedom Park (APN 1167-151-75 for 4.97 acres of Developer-owned real property located northeast of the terminus of Taylor Street (APN 1167-151-71); both properties located within the Gateway at Grand Terrace Specific Plan

RECOMMENDATION:

Adopt a Resolution approving the 5th Amendment to the Disposition and Development Agreement (“5th Amendment”) and an Exchange Agreement (“Exchange Agreement”) each by and between the City of Grand Terrace and Lewis Land Developers (“Lewis”), **subject to** the condition that both the 5th DDA Amendment and Exchange Agreement are only to be executed and delivered to Lewis provided that the City Council, in its sole discretion, adopts the ordinances initially proposed at the July 23, 2024 City Council meeting for the adoption of that certain Development Agreement between the City and Lewis.

DEPARTMENT: PLANNING & COMMUNITY DEVELOPMENT

9. Approval of a First Amendment to the Professional Service Agreement between the City of Grand Terrace and Moore, Iacofano, Goltsman, Inc. (MIG) for On-Call Planning and Environmental Services

RECOMMENDATION:

1. Amendment to Professional Services Agreement Between the City of Grand Terrace and Moore, Iacofano, Goltsman, Inc. (MIG) - for on Call Planning and Environmental Services; and
2. Authorize the City Manager to Execute the Agreement subject to the City Attorney's approval as to form.

DEPARTMENT: PLANNING AND COMMUNITY DEVELOPMENT

10. Accept an Easement Deed of Right-of-Way Dedication for public street, road, and public utility purposes on Michigan Street from Steven Michael Richardson (APN 1167-171-10)

RECOMMENDATION:

Accept the 11-foot-wide Easement Deed of Right-of-Way on APN 1167-171-10 and authorize recordation

DEPARTMENT: PUBLIC WORKS/ENGINEERING

11. Approval of Amendment No. 2 to the Agreement Between the City of Grand Terrace and St. Francis Electric, which extends the Agreement until June 30, 2026, and increases the compensation

RECOMMENDATION:

1. Approve Amendment No. 2 to the Agreement for Traffic Signal Maintenance and On-Call Services with St. Francis Electric (dated May 24, 2022), extending the agreement until June 30, 2026, utilizing the first one-year extension.
2. Increase the agreement by \$12,521.37 for FY 24/25 and \$22,000 for FY 25/26, bringing the total contract amount to \$95,000 over four years.
3. Authorize the City Manager to execute the aforementioned amendments, subject to the City Attorney's approval as to form.

DEPARTMENT – PUBLIC WORKS

12. Approval of Amendment No. 1 to Agreement with EZ Sunnyday Landscape for Citywide Landscape Maintenance Services not to exceed \$86,420 per year, expiring June 30, 2027, and authorize the City Manager to use his purchasing authority for changes up to \$25,000 through Change Orders during the agreement's duration

RECOMMENDATION:

1. Award Amendment No. 1 to the Contractor Agreement with EZ Sunnyday Landscape for citywide landscape maintenance services in an amount not to exceed \$86,420 per year, with a term expiring on June 30, 2027, subject to approval by the City Attorney as to form.

2. Approve an increase in the contract contingency up to the City Manager's purchasing authority of \$25,000, for any necessary changes to the Agreement through a change order during the agreement's duration.

DEPARTMENT – PUBLIC WORKS

13. Third Amendment to City Manager Employment Agreement

RECOMMENDATION:

Adopt a Resolution Approving Third Amendment to City Manager's Employment Agreement.

DEPARTMENT: CITY ATTORNEY

E. PUBLIC HEARINGS – None

F. UNFINISHED BUSINESS - None

G. NEW BUSINESS

14. Community Benefit Fund Grant Award to the Grand Terrace Tribe Baseball Club in the Amount of \$2,000

RECOMMENDATION:

Approve the Community Benefit Fund grant application from the Grand Terrace Tribe Baseball Club in the amount of \$2,000.

DEPARTMENT: FINANCE

15. Community Benefit Fund Grant Award to the Grand Terrace Chamber of Commerce in the Amount of \$2,000

RECOMMENDATION:

Approve the Community Benefit Fund grant application from the Grand Terrace Chamber of Commerce in the amount of \$2,000.

DEPARTMENT: FINANCE

16. Community Benefit Fund Grant Award to the Grand Terrace High School Titan Wrestling Booster Club in the amount of \$2,000

RECOMMENDATION:

Approve the Community Benefit Fund grant application from the Grand Terrace High School Titan Wrestling Booster Club in the amount of \$2,000.

DEPARTMENT: FINANCE

H. FUTURE AGENDA ITEMS

At this time, the City Council may propose items for discussion and/or action at a future duly agendized City Council meeting. A consensus of a majority of the quorum is required to place an item on a future agenda.

I. CITY COUNCIL COMMUNICATIONS

Council Member Michelle Sabino

Council Member Kenneth J. Henderson

Council Member Jeff Allen

Mayor Pro Tempore Doug Wilson

Mayor Bill Hussey

J. CITY MANAGER COMMUNICATIONS

17. Fire Department Presentation re Defensible Spaces

K. CLOSED SESSION

L. ADJOURN

The Next Regular City Council Meeting will be held on Tuesday, August 27, 2024 at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.