



CITY OF GRAND TERRACE

CITY COUNCIL

MINUTES • AUGUST 13, 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, August 13, 2024, at 6:00 p.m.

Invocation

Mayor Pro Tem Wilson gave the Invocation.

Pledge of Allegiance

Council Member Sabino led the Pledge of Allegiance.

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

Shad Boal commented on the openness of the City Council meetings, the work that goes into the City Council agenda and its availability to the public.

Bobbie Forbes commented on building happening on La Cadena Street that is in the City of Colton that affects Grand Terrace residents and encouraging residents to attend City of Colton City Council meetings.

Art Marquez, So Cal Gas introduced himself as the new Representative to the City.

C. SPECIAL PRESENTATIONS

Mayor Hussey presented Dr. Sigdasted with a plaque on the occasion of his retirement.

D. CONSENT CALENDAR

City Manager Bolowich responded to questions from Mayor Pro Tem Wilson regarding Item No. 5.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Wilson, Mayor Pro Tempore
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 – 07/23/2024
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.

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

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

DIRECT THE CITY ATTORNEY TO READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT THE ORDINANCE

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

DIRECT THE CITY ATTORNEY TO READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT THE ORDINANCE

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

DIRECT THE CITY ATTORNEY TO READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT THE ORDINANCE

7. Public 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)"

DIRECT THE CITY ATTORNEY TO READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT THE ORDINANCE

8. Approval of agreements by and between the City of Grand Terrace and Lewis Land Developers of:
 - a. 5th Amendment to the Land 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

ADOPT A RESOLUTION APPROVING THE 5TH AMENDMENT TO THE LAND DISPOSITION AND DEVELOPMENT AGREEMENT ("5TH AMENDMENT") AND AN EXCHANGE ("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

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

1. **APPROVE 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.**
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)
- ACCEPT THE 11-FOOT-WIDE EASEMENT DEED OF RIGHT-OF-WAY ON APN 1167-171-10 AND AUTHORIZE RECORDATION**
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.
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.**
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.
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.**
13. Third Amendment to City Manager Employment Agreement
- ADOPT A RESOLUTION APPROVING THIRD AMENDMENT TO CITY MANAGER'S EMPLOYMENT AGREEMENT**

E. PUBLIC HEARINGS**F. UNFINISHED BUSINESS****G. NEW BUSINESS**

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

Christine Clayton, Finance Director, presented the staff report.

Applicant Sandra Romo spoke about the organization and their mission.

APPROVE THE COMMUNITY BENEFIT FUND GRANT APPLICATION FROM THE GRAND TERRACE TRIBE BASEBALL CLUB IN THE AMOUNT OF \$2,000

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

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

Christine Clayton, Finance Director, presented the staff report.

Applicant Toni Epps spoke about the organization and the Country Fair.

APPROVE THE COMMUNITY BENEFIT FUND GRANT APPLICATION FROM THE GRAND TERRACE CHAMBER OF COMMERCE IN THE AMOUNT OF \$2,000.

RESULT:	APPROVED [SABINO ABSTAINED]
MOVER:	Jeff Allen, Council Member
SECONDER:	Kenneth Henderson, Council Member
AYES:	Hussey, Wilson, Allen, Henderson
ABSTAINED:	Sabino

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

Christine Clayton, Finance Director, presented the staff report.

Applicant Victor Zamora spoke about the organization and their mission.

APPROVE THE COMMUNITY BENEFIT FUND GRANT APPLICATION FROM THE GRAND TERRACE HIGH SCHOOL TITAN WRESTLING BOOSTER CLUB IN THE AMOUNT OF \$2,000.

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

H. FUTURE AGENDA ITEMS

None.

I. CITY COUNCIL COMMUNICATIONS

Council Member Michelle Sabino

None.

Council Member Kenneth J. Henderson

Council Member Henderson commented on:

- Condor Ribbon Cutting
- Employee Appreciation Luncheon

Council Member Jeff Allen

Council Member Allen commented on:

- San Bernardino County Homeless Partnership meeting where he was appointed to its Central Valley Regional Steering Committee.

Mayor Pro Tempore Doug Wilson

Mayor pro tempore Doug Wilson commented on:

- Condor Ribbon Cutting
- Employee Appreciation Luncheon
- California Joint Powers Insurance Authority Annual Meeting
- BIA Water Conference

Mayor Bill Hussey

Mayor Hussey announced:

- Chamber of Commerce meeting on Wednesday morning, August 14, 2024
- Community Soccer Kickoff on Saturday, August 20

J. CITY MANAGER COMMUNICATIONS

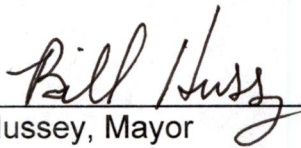
Konrad Bolowich, City Manager commented on the New Resident packets, containing various City information, to be distributed to new residents to the City.

17. Fire Department presentation re defensible spaces

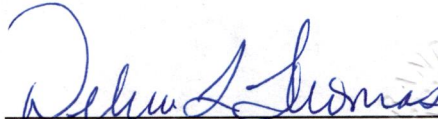
Assistant Chief Gary Jager, with the San Bernardino County Fire, gave a [PowerPoint](#) presentation.

K. ADJOURN

Mayor Hussey adjourned the Regular Meeting of the City Council at 7:18 p.m. The next Regular City Council meeting will be held on Tuesday, August 27, 2024. at 6:00 p.m.



Bill Hussey, Mayor



Debra L. Thomas, City Clerk