



CITY OF GRAND TERRACE

City Council

AGENDA • July 28, 2026

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.

Members of the public who wish to participate in the meeting and speak on an agenda item may do so via Zoom or by telephone. Access the meeting using the [Zoom link](#) or dial the telephone number listed below. Participants will be placed in a virtual waiting room and remain muted until it is their turn to speak.

Meeting ID: 879 3340 3983

Passcode: 134177

+1 669 444 9171

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 out to the City Council will be subject to the three (3) minute time limitation (approximately 350 words). Written public comments are available at the City Clerk's office.

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 dalcocer@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

INVOCATION

PLEDGE OF ALLEGIANCE

AB 2449 DISCLOSURES

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

ROLL CALL

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 agendaized for a future meeting.

C. SPECIAL PRESENTATIONS

Certificate of Recognition — Ava Firnkoess
Certificate of Recognition — Simone Bacon

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, and Direct the City Attorney to Read by Title only for, Ordinances on the Agenda
- 2) Approval of Minutes - Regular Meeting - July 14, 2026
- 3) Measure I Five Year Capital Improvement Plan for FY 2027-2031

RECOMMENDATION: APPROVE THE MEASURE I FIVE-YEAR (FY 2026/27–2030/31) CAPITAL IMPROVEMENT PLAN and;

ADOPT RESOLUTION APPROVING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND EXPENDITURE STRATEGY

DEPARTMENT: Public Works

- 4) Second Reading and Adoption of an Ordinance Approving Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04 to Establish the R3-40 High Density Multiple Family Residential District and Rezone Approximately 97.1 Acres Consistent with Housing Element Program 1, Finding that Zoning Code Amendment 26-03, Zone Change 26-02, and Environmental Review 26-04 are Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.085

RECOMMENDATION: SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND REZONE APPROXIMATELY 97.1 ACRES CONSISTENT WITH HOUSING ELEMENT PROGRAM 1; AND FIND THAT ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

DEPARTMENT: Planning & Development Services

E. PUBLIC HEARINGS - NONE

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS

- 5) Designation of Voting Delegate & Alternate to the Cal Cities 2026 Annual Conference & Expo

RECOMMENDATION: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DESIGNATING A DELEGATE AND ALTERNATE TO THE 2026 CAL CITIES ANNUAL CONFERENCE & EXPO AS OFFICIAL REPRESENTATIVES OF THE CITY OF GRAND TERRACE

DEPARTMENT: City Clerk

- 6) Consideration of Adoption of a Resolution and Conduct First Reading of an Ordinance Relating to the Establishment of a General Transactions and Use Tax at a Rate of Up to 1.00%

RECOMMENDATION: IF THE CITY COUNCIL DESIRES TO PROCEED WITH A BALLOT MEASURE FOR A TRANSACTIONS AND USE TAX AT THE NOVEMBER 2026 GENERAL MUNICIPAL ELECTION, ADOPT THE FOLLOWING:

ADOPT RESOLUTION NO. 2026-XX, CALLING FOR THE PLACEMENT OF A

GENERAL TAX MEASURE ON THE BALLOT FOR THE CONSOLIDATED GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR SUBMISSION TO THE VOTERS THE “GRAND TERRACE GENERAL SERVICES MEASURE,” WHICH ENACTS THE “CITY OF GRAND TERRACE TRANSACTIONS AND USE TAX ORDINANCE” THAT ESTABLISHES A GENERAL-PURPOSE ONE PERCENT (1.00%) RETAIL TRANSACTIONS AND USE TAX MEASURE, SUBJECT TO MAJORITY VOTER APPROVAL; AND

DIRECTING THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS OF THE BALLOT MEASURE; AND PROVIDING FOR OTHER ELECTION MATTERS AS REQUIRED BY LAW.

IF THE RESOLUTION IS ADOPTED, THEN CONDUCT THE FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 2026-XX RELATING TO THE PROPOSED GENERAL TRANSACTIONS AND USE TAX MEASURE.

DEPARTMENT: City Attorney

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 Matt Brown
Council Member Jeff Allen
Council Member Doug Wilson
Mayor Pro Tem Michelle Sabino
Mayor Bill Hussey

J. COMMUNICATIONS FROM THE CITY MANAGER, SHERIFFS' DEPARTMENT, AND FIRE DEPARTMENT

City Manager Konrad Bolowich
Lieutenant Kevin Fries
Assistant Fire Chief Gary Jager

K. CLOSED SESSION - NONE

L. ADJOURN

The next Regular City Council Meeting will be held on August 11, 2026 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.