



CITY OF GRAND TERRACE
City Council and Grand Terrace Housing
Authority
MINUTES • September 23, 2025

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, September 23, 2025, at 6:00 PM.

INVOCATION

The Invocation was given by Minister Esequiel Gallegos III from Living Word Church Inland Empire.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Jeff Allen.

AB 2449 DISCLOSURES

None.

ROLL CALL

Present:	Mayor Bill Hussey Mayor Pro Tem Michelle Sabino Council Member Doug Wilson Council Member Jeff Allen Council Member Matt Brown
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A. REORDERING OF, ADDITIONS TO, OR REMOVAL OF ITEMS FROM THE AGENDA

Konrad Bolowich, City Manager, removed item G. 4 from the agenda and announced that new information had been found, and that information is to be presented at a future City Council Meeting.

Mayor Hussey reorganized the agenda to have sections M-R go after section F, and resume on section H-L.

B. PUBLIC COMMENT

None.

C. SPECIAL PRESENTATIONS – NONE

D. CONSENT CALENDAR

NO PUBLIC COMMENT

RESULT:	APPROVED 5 TO 0
MOVER:	Council Member Allen
SECONDER:	Mayor Pro Tem Sabino
AYES:	Mayor Hussey, Mayor Pro Tem Sabino, Council Member Wilson, Council Member Allen, Council Member Brown
ABSTAIN:	None
NAYS:	None

- 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 - September 9, 2025
- 3) Measure I Five Year Capital Improvement Plan for FY 2026-2030

E. PUBLIC HEARINGS - NONE

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS

- 4) Future Agenda Item Request — Consideration of Ordinance to Impose Fees for Excessive Non-False Alarm 911 Responses

Item G. 4 was removed from the agenda and said to be brought back at a future city council meeting.

MAYOR HUSSEY BRIEFLY RECESSED THE REGULAR MEETING OF THE CITY COUNCIL AT 6:06 P.M. AND CONVENED THE REGULAR MEETING OF THE BOARD OF GRAND TERRACE HOUSING AUTHORITY

M. CALL TO ORDER

Mayor Bill Hussey convened the Regular Meeting of the Board of Grand Terrace Housing Authority for Tuesday, September 23, 2025, at 6:07 PM.

N. ROLL CALL

Present:	Chair Bill Hussey Vice-Chair Michelle Sabino Board Member Doug Wilson Board Member Jeff Allen Board Member Matt Brown
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O. PUBLIC COMMENT

None.

P. CONCENT CALENDAR

NO PUBLIC COMMENT

RESULT:	APPROVED 5 TO 0
MOVER:	Board Member Allen
SECONDER:	Board Member Brown
AYES:	Chair Hussey, Vice-Chair Sabino, Board Member Wilson, Board Member Allen, Board Member Brown
ABSTAIN:	None
NAYS:	None

5) Approval of Minutes — Special Meeting — September 9, 2025

Q. NEW BUSINESS

6) Subordination of Deed of Trust recorded on July 2, 2003, regarding the property located at 22565 Franklin Street, Grand Terrace

Adrian Guerra, General Counsel, provided a PowerPoint Presentation on this item. Due to the temporary maintenance of the online documents on the city's website, this PowerPoint can be requested from the City Clerk's Office.

PUBLIC COMMENT

Tom Anderson, family friend of the Boustedt's as well as their loan lender, provided some background information for this item.

Board Member Brown requested that the motion be restated for the record.

Adrian Guerra, General Counsel, provided the following additions to the resolution:

- The principal amount of \$44,000 must be repaid.
- No equity share payment is required; the obligation will remain as a second lien.
- In the event of a sale, transfer, or refinance, the Housing Authority shall be paid first.
- If applicable, insurance payouts resulting from property destruction shall be directed to the Housing Authority.
- The applicant shall repay the Housing Authority for any General Counsel fees incurred.

BOARD MEMBER JEFF ALLEN MOTIONED WITH A SECOND BY CHAIR HUSSEY TO APPROVE THE ITEM WITH AMENDMENTS TO THE STAFF RECOMMENDATION. THE AMENDMENTS INCLUDE THE FOLLOWING PROVISIONS: THE PRINCIPAL AMOUNT MUST BE REPAID; NO EQUITY SHARE PAYMENT REQUIRED; A SECOND LIEN WILL BE INCLUDED; IN THE EVENT OF A SALE, TRANSFER, OR REFINANCE, THE CITY SHALL BE PAID FIRST; IF APPLICABLE, ANY INSURANCE PAYOUT RESULTING FROM PROPERTY DESTRUCTION SHALL ALSO BE DIRECTED TO THE CITY; AND THAT THE APPLICANT TO REPAY THE HOUSING AUTHORITY FOR ANY GENERAL COUNSEL FEES FOR THEIR TIME

RESULT:	APPROVED 4 TO 1
MOVER:	Board Member Jeff Allen
SECONDER:	Chair Hussey
AYES:	Chair Hussey, Vice-Chair Sabino, Board Member Jeff Allen, Board Member Brown
ABSTAIN:	None
NAYS:	Board Member Doug Wilson

R. ADJOURN

Chair Hussey adjourned the Regular Meeting of the Board of Grand Terrace Housing Authority at 6:39 p.m.

MAYOR HUSSEY RECONVENED THE REGULAR MEETING OF THE CITY COUNCIL AT 6:40 P.M.

H. FUTURE AGENDA ITEMS

None.

I. CITY COUNCIL COMMUNICATIONS

Council Member Matt Brown reported on the following:

- Attended the 2025 San Bernardino State of the County on September 17, 2025

Council Member Jeff Allen reported on the following:

- Attended the San Bernardino County Veterans Advisory Committee Meeting on September 22, 2025
- Provided a brief legislative update on AB 53, AB 296, and SB 694
- Attended the Arrowhead United Way Ribbon Cutting on September 23, 2025
- Announced the American Cancer Society Relay for Life Race taking place on September 27, 2025

Council Member Doug Wilson reported on the following:

- Attended the 2025 San Bernardino State of the County on September 17, 2025
- Attended the NAIOP Commercial Real Estate Development Association

Mayor Pro Tem Michelle Sabino reported on the following:

- Nothing to Report.

Mayor Bill Hussey reported on the following:

- Announced his participation for the upcoming Relay for Life Race scheduled for September 27, 2025

J. CITY MANAGER COMMUNICATIONS

Konrad Bolowich, City Manager, announced the following:

- Provided information on the San Bernardino Airport portal link for the public to report any noise concerns
- San Bernardino Airport Community Concert on October 18, 2025

SHERIFF DEPARTMENT COMMUNICATIONS

Kevin Fries, Lieutenant, announced the following

- DUI enforcement took place on Friday, September 19, 2025

FIRE DEPARTMENT COMMUNICATIONS

Gary Jager, Assistant Fire Chief, announced the following:

- Roof Project to begin November 13, 2025

K. CLOSED SESSION

RECESS TO CLOSED SESSION

Mayor Hussey recessed the regular meeting of the City Council to closed session at 6:56 p.m.

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9. Number of Cases: One potential case.

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

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Section 54957(b)(1) Title: City Attorney

RECONVENE TO OPEN SESSION

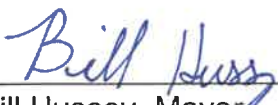
Mayor Hussey reconvened the regular meeting of the City Council from closed session at 8:21 p.m.

REPORT OUT OF CLOSED SESSION

Adrian Guerra, City Attorney, announced that there were three (3) closed session items, one significant exposure to litigation for one potential case, information was provided to the city council, discussion took place and direction was provided to staff and two (2) performance evaluations were conducted, one for the City Attorney and the other for the City Manager, discussion took place, and there was no reportable action.

L. ADJOURN

Mayor Hussey adjourned the Regular Meeting of the City Council at 8:22 p.m. The next Regular City Council Meeting will be held on Tuesday, October 14, 2025, at 6:00 p.m.



Bill Hussey, Mayor



Daysi Aldocer, City Clerk