

MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EASTVALE
Wednesday, November 12, 2014
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. **CALL TO ORDER - 6:00 p.m.**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE/INVOCATION**

Councilmembers present: Councilmembers Link, Tessari, Welch and Mayor Bootsma.
Councilmembers absent: Mayor Pro Tem Rush

Staff present: Acting City Manager Van Nort, City Attorney Cavanaugh, Public Information Officer Nissen, Police Chief Horton, Planning Director Norris and City Clerk Donohue.

Invocation was led by Pastor Rob Norris with The Crossings.

The Pledge of Allegiance was led by Mayor Bootsma.

3. **CLOSED SESSION**

- 3.1 **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9
No. of cases: (1)

City Attorney Cavanaugh stated that the City Council took no reportable action.

- 3.2 **PUBLIC APPOINTMENT –Section 54957(b)**
Title: City Manager

City Attorney Cavanaugh stated that the City Council took the following actions:

1. On a 4-0 vote, the City Council extended Robert L. Van Nort's contract for an additional 90 days.
2. On a 4-0 vote, the City Council directed the City Manager to commence advertising for the position of City Manager.
3. On a 4-0 vote, the City Council authorized the City Manager to appoint an Acting City Manager during his absence.

Mayor Pro Tem Rush entered the meeting at 6:30 p.m.

Mayor Bootsma requested that item 9.1 be moved to the December 10th City Council meeting.

Motion: Moved by Councilmember Link, seconded by Councilmember Welch to move item 9.1 to the December 10th City Council meeting.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

4. PRESENTATIONS/ANNOUNCEMENTS

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

4.1 Certificates of Recognition – CERT Training Completion

The City Council presented certificates of recognition to individuals who completing CERT training.

4.2 Upcoming City Events

5. PUBLIC COMMENT/CITIZEN PARTICIPATION

Kathy Walker, TIGAR, thanked the City Council and staff for their help on solving her issue with the Rental Registration Program.

Cesar Morales, resident, expressed concerns over the current sign ordinance. He noted that he is willing to volunteer to help the Code Enforcement Department on weekends.

6. CONSENT CALENDAR

6.1 Minutes – October 22, 2014 Regular Meeting

RECOMMENDATION: Approve the minutes from the Regular Meeting held on October 22, 2014.

6.2 Warrant Register

RECOMMENDATION: Approve the payment of Warrants (check numbers 12320 through 12357 and wire numbers W00431 to W00443), for a total of \$699,417.20.

6.3 Acceptance of Public Improvements of Tract 31961 – Standard Pacific – Northeast Quadrant of Hall & Oosten Farms

RECOMMENDATION: Approve a resolution accepting as complete, the public improvements for tract 31961 and direct staff to file the respective notice of completion – project 10-0089, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ACCEPTING THE SUBDIVISION IMPROVEMENTS FOR PROJECT 10-0089 (TRACT 31961) STANDARD PACIFIC

- 6.4 Acceptance of Public Improvements of Tract 30825 – Lennar Homes – Northeast Quadrant of Archibald and Kendra

RECOMMENDATION: Approve a resolution accepting as complete, the public improvements for tract 30825, and direct staff to file the respective notice of completion – project 12-0603, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ACCEPTING THE SUBDIVISION IMPROVEMENTS FOR PROJECT 12-0603 (TRACT 30825) LENNAR HOMES

- 6.5 Acceptance of Public Improvements of Tract 30931-1 – Pulte Group – Northeast Quadrant of Schleisman & Sumner

RECOMMENDATION: Approve a resolution accepting as complete, the public improvements for tract 30931-1, and direct staff to file the respective notice of completion – project 11-0250, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ACCEPTING THE SUBDIVISION IMPROVEMENTS FOR PROJECT 11-0250 (TRACT 30931-1) PULTE GROUP

- 6.6 Community Development Block Grant Supplemental Agreement

RECOMMENDATION: Authorize the Mayor to execute the supplemental agreement for the 2014-2015 CDBG program year.

- 6.7 Treasurer’s Report – Quarter Ended September 30, 2014

RECOMMENDATION: Receive and file the City Treasurer’s report.

- 6.8 Statement of Revenue & Expense and Balance Sheet (Unaudited) – August 2014 and September 2014

RECOMMENDATION: Receive and file.

6.9 Surplus City Hall Property

RECOMMENDATION: Declare outdated City Hall property as surplus and authorize the City Manager to dispose of said property.

6.10 City Hall Lease Extension

RECOMMENDATION: Authorize the City Manager to execute the second amendment City Hall lease agreement for the period of December 1, 2014 through November 30, 2016.

Motion: Moved by Councilmember Link, seconded by Mayor Pro Tem Rush to move the consent calendar.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

7. PUBLIC HEARINGS

7.1 Project No. 11-0271 – Addendum to Environmental Impact Report for Goodman Commerce Center Specific Plan; General Plan Amendment; Change of Zone and Specific Plan for an Approximately 205-Acre Site; Tentative Parcel Map for Subdivision of Approximately 193 Acres and a Major Development Plan Review for Development of Two New Industrial/Warehouse Buildings Totaling 2,040,897 Square Feet and Associated Improvements on Approximately 89.11 Acres.

RECOMMENDATION: The Planning Commission voted 5-0 on October 15, 2014, to recommend that the City Council approve all of the project components by adopting:

1. A resolution adopting an Addendum to the certified Goodman Commerce Center at Eastvale Environmental Impact Report (EIR) (SCH #2011111012) for the project pursuant to the California Environmental Quality Act (CEQA), entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2011111012) FOR THE GOODMAN COMMERCE CENTER AT EASTVALE SPECIFIC PLAN, CONSISTING OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, TENTATIVE PARCEL MAP, AND MAJOR DEVELOPMENT PLAN REVIEW FOR THE DEVELOPMENT OF APPROXIMATELY 89.11 ACRES OF 205 ACRES OF THE REAL PROPERTIES LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH

OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032

2. A resolution approving a General Plan Amendment to change the land use designation of the project site from High Density Residential and Light Industrial to Light Industrial, Commercial Retail, and Business Park, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL, COMMERCIAL RETAIL, BUSINESS PARK, AND HOSPITAL OVERLAY OF APPROXIMATELY 205 ACRES OF THE REAL PROPERTIES LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, AND -030

3. The first reading of an ordinance rescinding "The Resort Specific Plan" and adopt in its place the "Goodman Commerce Center at Eastvale Specific Plan," and adopt a Change of Zone from "The Specific Plan" to "Goodman Commerce Center at Eastvale Specific Plan.", entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, RESCINDING THE RESORT SPECIFIC PLAN, ADOPTING A CHANGE OF ZONE FROM GENERAL RESIDENTIAL (R-3), INDUSTRIAL PARK (I-P), AND THE RESORT SPECIFIC PLAN TO THE GOODMAN COMMERCE CENTER SPECIFIC PLAN COVERING APPROXIMATELY 205 ACRES OF THE REAL PROPERTIES LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032

4. A resolution approving Tentative Parcel Map (No. 36487) for the subdivision of approximately 193 acres into fourteen (14) parcels: two industrial parcels, two business park parcels, two commercial retail parcels, four hospital overlay parcels, and four lettered lots, subject to conditions of approval, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36487 FOR THE SUBDIVISION OF APPROXIMATELY 193 ACRES INTO 14 PARCELS; TWO INDUSTRIAL PARCELS, TWO BUSINESS PARK PARCELS, TWO COMMERCIAL RETAIL PARCELS, FOUR HOSPITAL OVERLAY PARCELS, AND FOUR LETTERED LOTS LOCATED ON THE REAL PROPERTIES NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF THE I-15 FREEWAY, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -025, -029, -030, -031, AND -032

5. A resolution approving Major Development Plan Review for the development of an industrial/warehouse center consisting of two new industrial/warehouse buildings totaling 2,040,897 square feet and associated improvements on 89.11 acres, subject to conditions of approval, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING MAJOR DEVELOPMENT PLAN REVIEW FOR THE DEVELOPMENT OF TWO NEW INDUSTRIAL/WAREHOUSE BUILDINGS TOTALING 2,040,897 SQUARE FEET AND ASSOCIATED IMPROVEMENTS ON 89.11 ACRES OF THE REAL PROPERTIES NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -025, -029, -030, -031, AND -032

Planning Director Norris summarized the staff report and presented a PowerPoint presentation.

City Council discussion ensued.

Ward Mace, GoodmanBirtcher, presented a PowerPoint presentation on their plan for the project.

Mayor Bootsma opened the public hearing.

An unnamed speaker stated that she is 75% in support of the project. She noted that she does not agree with the logistics part of the project. She stated that this area is in need of another hospital.

Cesar Morales, resident, expressed his support for the project and commended everyone who was involved in it.

Paul Texan, resident, asked how many lanes Hamner Avenue will have.

Planning Director Norris stated that Hamner Avenue is six lanes in its ultimate width.

With no other requests to speak, Mayor Bootsma closed the public hearing.

The City Council thanked the GoodmanBirtcher for all their work on the project.

City Attorney Cavanaugh stated that a letter of opposition was submitted late in the afternoon. He noted that staff has review the letter and found that there is nothing further that needs to be addressed.

Motion: Moved by Mayor Bootsma, seconded by Mayor Pro Tem Rush to move recommended action #1.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

Motion: Moved by Mayor Bootsma, seconded by Mayor Pro Tem Rush to move recommended action #2.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

Motion: Moved by Mayor Bootsma, seconded by Mayor Pro Tem Rush to move recommended action #3.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

Motion: Moved by Mayor Bootsma, seconded by Mayor Pro Tem Rush to move recommended action #4.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

Motion: Moved by Mayor Bootsma, seconded by Mayor Pro Tem Rush to move recommended action #5.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

8. OLD BUSINESS - None

9. NEW BUSINESS ITEMS

9.1 Reorganization & Compensation (Presented in two staff reports)

RECOMMENDATION:

1. Approve the proposed reorganization; authorize the City Manager to conduct a closed promotional recruitment for the Assistant City Manager, Accounting Specialist and part-time Code Enforcement Technician; authorize the recruitment for the Senior Administrative Analyst, Administrative Analyst II, and Administrative Analyst I as an open recruitment.
2. Adopt a resolution authorizing a 6.4% increase for all employees, except the City Manager; the cafeteria stipend be increased by \$100/month for all employees and that a 5% increase be authorized for bi-lingual abilities; administrative leave for management employees in the amount of 80 hours/annually; to be effective on December 1, 2014, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING THE AUTHORIZED POSITIONS AND A SALARY SCHEDULE FOR THE 2014-15 FISCAL YEAR, EFFECTIVE DECEMBER 1, 2014.

THIS ITEM WAS MOVED TO THE DECEMBER 10TH CITY COUNCIL MEETING.

9.2 Public Safety Commission Appointment

RECOMMENDATION: Mayor Bootsma to select a member to the Public Safety Commission.

Mayor Bootsma nominated Christopher Hooks to serve on the Public Safety Commission. He provided background information on Mr. Hook's career.

Motion: Moved by Councilmember Link, seconded by Councilmember Welch to move Mayor Bootsma's nomination.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

9.3 Electronic Records Management System

RECOMMENDATION: Authorize the City Manager to select a vendor for the implementation of a Laserfiche electronic records management system and public portal.

City Clerk Donohue summarized the staff report.

Mayor Pro Tem Rush suggested having a 5-minute tutorial on how to use the public portal.

Motion: Moved by Councilmember Link, seconded by Mayor Pro Tem Rush to move the recommended action.

Motion carried 5-0 with Councilmembers Link, Tessari, Welch, Mayor Pro Tem Rush and Mayor Bootsma voting aye.

9.4 Code Enforcement Vehicle

RECOMMENDATION:

1. Approve the purchase of a Toyota RAV4 EV with AB2766 Subvention Funds.
2. Appropriate an additional \$20,000 in the AQMD fund account 220-000-6610 vehicles for fiscal year 2014-15.

City Clerk Donohue summarized the staff report.

Chad Blais expressed concern over how the vehicle would be charged. He stated that a hybrid vehicle should be considered.

City Clerk Donohue stated that the vehicle would charge overnight at the fire station using a converter that plugs into a normal outlet. He noted that the AQMD funds are given to the City with a time limit and come with restrictions that state any vehicle purchased must be an all-electric or all-natural gas vehicle.

Cesar Morales, resident, expressed concern over purchasing an all-electric vehicle. He noted that staff should look into the maintenance of the vehicle.

Councilmember Welch expressed concern for using AQMD funds for purchasing a vehicle.

Councilmember Tessari requested the staff also purchase an extended warranty on the vehicle.

Motion: Moved by Councilmember Tessari, seconded by Councilmember Link to move the recommended action #1 with the understanding that it will include an extended warranty.

Motion carried 4-1 with Councilmembers Link, Tessari, Mayor Pro Tem Rush and Mayor Bootsma voting aye and Councilmember Welch voting no.

Motion: Moved by Mayor Pro Tem Rush, seconded by Councilmember Link to move recommended action #2.

Motion carried 4-1 with Councilmembers Link, Tessari, Mayor Pro Tem Rush and Mayor Bootsma voting aye and Councilmember Welch voting no.

9.5 City Council Direction on the Use of City-Owned Property at Hamner Ave/Schleisman Ave

RECOMMENDATION: Staff is seeking the City Council's direction on the use of City-owned property at the corner of Hamner Avenue/Schleisman Road. Potential uses include a City Hall, other public use, or sale as a commercial property

Planning Director Norris summarized the staff report.

City Council discussion ensued.

By consensus, the City Council directed staff to look into the site becoming a City Hall

10. STUDENT LIASON REPORT

No report was given.

11. CITY MANAGER'S REPORT

Acting City Manager Van Nort stated that the City Council will have the option to make or change appointments to Planning and Public Safety Commissions.

12. COUNCIL COMMUNICATIONS

Councilmember Welch congratulated Clint Lorimore on getting elected to the City Council. He thanked the JCSD Board of Directors, City staff, and the community for the last four years.

Councilmember Tessari thanked Councilmember Link for working on the proposed design of City Hall. He wished all the veterans a happy belated Veterans Day.

Councilmember Link thanked Councilmember Welch for his service to the City.

Mayor Pro Tem Rush wished all the veterans a happy belated Veterans Day. He thanked all the City Council candidates for participating in the election. He congratulated Clint Lorimore on getting elected to the City Council.

Mayor Bootsma congratulated Clint Lorimore on getting elected to the City Council. He thanked Councilmember Welch for all his hard work over the last four years. He recommended the community to visit Norco's Veterans Memorial.

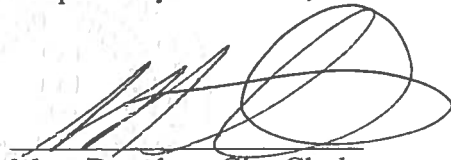
13. ADJOURNMENT

There being no further business, the meeting was adjourned in honor of all veterans at 8:12 p.m.

Submitted by Marc Donohue, City Clerk

Reviewed and edited by Robert L. Van Nort, Acting City Manager

Respectfully submitted,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned above a horizontal line.

Marc Donohue, City Clerk