

SPECIAL JOINT CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY MINUTES

25541 Barton Road, Loma Linda, CA 92354

July 1, 2025, 6:03 PM - July 1, 2025, 7:57 PM

Roll Call: *(The following members were in attendance)*

- **Phillip Dupper**, Mayor
- **Ronald Dailey**, Mayor pro tempore
- **Rhodes Rigsby**, Councilmember
- **Ovidiu Popescu**, Councilmember
- **Rhonda Spencer-Hwang**, Councilmember

Planning Commission Members for Workshop Session:

- **Ryan Gallant**, Vice-Chairman
- **John Nichols**, Chairman
- **Dorie Morgan**, Commissioner
- **Larry Karpenko**, Commissioner

1. Call to Order

1.A. Call to Order - City Council [CC], Housing Authority Board [HA], and Successor Agency [SA]- 5:49 PM

The meeting was called to order at 6:00 pm. for a workshop with the Planning Commission and City Council.

1.B. Roll Call- 6:03 PM

All Councilmembers present.

Staff present: T. Jarb Thaipejr, City Manager; Diane Robbins, City Attorney; Lynette Arreola, City Clerk; Sonia Fabela, Finance Director; Dan Harker, Fire Chief; Lorena Matarrita, Community Development Director; Andy Ramirez, Assistant City Manager; Andrew Sanchez, Customer Support Technician; and Lt. Kaysie Smith, San Bernardino County Sheriff's Department

1.C. Workshop - 6:00 pm - Council Chambers - 6:53 PM

City Attorney Robbins conducted a workshop covering the roles and responsibilities of City Council Members and Planning Commissioners, conflicts of interest, the Council-Manager Form of Government, and compliance with open meeting laws under the Brown Act to help ensure transparency and proper governance.. The presentation provided legal guidance on the duties and roles as a Council Members, the process during meetings, working relation with City Manager and staff, Ethic policies and training required by AB1234, sexual harassment training, the Political Reform Act, disqualification of participation at public meetings, the Brown Act on public meetings and other types of meeting, requirements of using social media, exceptions to open meetings, non-agenda and agenda items, public participation, closed session and confidentiality of closed session communications and penalties.

A brief discussion followed, during which the City Attorney responded to general questions.

City Attorney Robbins thanked the Planning Commission for attending.

1.D. Invocation and Pledge of Allegiance -Mayor pro tempore Dailey- 7:01 PM

The Special City Council, Housing Authority and Successor Agency meeting reconvened at 7:01 pm, and the Invocation and Pledge of Allegiance were led by Mayor pro tempore Dailey.

1.E. Items to be Added or Deleted- 7:03 PM

No items were added or deleted.

1.F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council, Housing Authority or Successor Agency)- 7:03 PM

No public participation upon invitation by the Mayor.

2. Presentation

No reports.

3. Public Hearing and Scheduled Items

3.A. Public Hearing - Council Bill #R-2025-23 - A Resolution Adopting the Report and Statement of Expenses for the Spring 2025 Weed Abatement Program (Fire) [CC]- 7:03 PM

Public Hearing was opened at 7:06 PM and closed at 7:06 PM

Fire Chief Harker provided an overview of the 2025 Spring Weed Abatement and Inspection Program, reporting that approximately 300 parcels were inspected and 248 notices were issued to property owners for required cleanup. Properties that were not brought into compliance by the deadline were cleared by the City's contractor in mid May, and the associated costs were billed to the respective property owners. He noted that one of the parcels, associated with Invoice No. 25109, can be removed from the list. The property was cleaned by the City's contractor; however, the notice to abate was not sent to the correct address. As a result, the City can be removed from the list for that parcel.

The public hearing was opened and closed with no public participation.

Motion by Ovidiu Popescu, seconded Ronald Dailey, passing by a vote of 5-0-0-0-0,
to Accept and Approve the Spring 2025 Weed Abatement Program report and accounting costs with the exception of Invoice 25109 that will be removed from the list; and to Adopt Council Bill #R-2025-23, waiving the reading in its entirety and reading by title only, RESOLUTION NO. 3264 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADOPTING THE REPORT AND STATEMENT OF EXPENSES FOR THE SPRING 2025 WEED ABATEMENT PROGRAM AND IMPOSING A LIEN UPON PROPERTY FOR PAYMENT THEREFOR

3.B. Public Hearing - Council Bill #R-2025-18 - A Resolution Adopting the Five-Year Capital Improvement Plan for Fiscal Years 2025/2026 through 2029/2030 (Public Works) [CC]- 7:08 PM

Public Hearing was opened at 7:28 PM and closed at 7:28 PM

City Manager Thaipejr presented the City's five year Capital Improvement Plan for Fiscal years 2025/26 to 2029/30. He provided an overview of the scheduled projects which included Fleet,

Facilities (Buildings), Parks, Sewer, Water, Storm Drain, and Street (including lighting) and reviewed the funding sources and expenses for the projects.

Discussion ensued on the use, upkeep, repairs and maintenance of city facilities.

Motion by Ovidiu Popescu, seconded Rhodes Rigsby, passing by a vote of 5-0-0-0-0,
to Adopt Council Bill #R-2025-18, waiving the reading in its entirety and reading by title only, RESOLUTION NO. 3265 - A RESOLUTION OF THE CITY COUNCIL OF CITY OF LOMA LINDA, CALIFORNIA APPROVING AND ADOPTING THE CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2025-2026 THROUGH 2029/2030

3.C. Council Bill #R-2025-27 - A Resolution Initiating Annexation 80 to Landscape Maintenance District No. 1 and scheduling a Public Hearing for September 9, 2025, for Annexation to Landscape Maintenance District No. 1 (Tract 20403 – Covenant Point) (Public Works) [CC]- 7:30 PM

City Manager Thaipejr presented a report noting the recommendation to initiate Annexation 80 into the Landscape Maintenance District and to schedule the Public Hearing for ordering Annexation 80 into the Landscape Maintenance District for September 9, 2025.

Motion by Ronald Dailey, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0,
to Adopt Council Bill #R-2025-27 and Council Bill #R-2025-28, waiving the reading in its entirety and reading by title only, both are under the same resolution, RESOLUTION NO 3266 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORIES TO LOMA LINDA LANDSCAPE MAINTENANCE DISTRICT NO. 1, AS ANNEXATION NO. 80(COVENANT POINT-TRACT 20403)AND ANNEXATION NO. 81 (HAVEN AT COVENANT - TRACT 20404), DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND THE RIGHT TO VOTE ON TAXES ACT, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND DECLARING THE CITY'S INTENTION TO ORDER THE ANNEXATIONS, AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

3.D. Council Bill #R-2025-28 - A Resolution Initiating Annexation 81 to Landscape Maintenance District No. 1 and scheduling a Public Hearing for September 9, 2025, for Annexation to Landscape Maintenance District No. 1 (Tract 20404 – Haven at Covenant Point) (Public Works) [CC]- 7:34 PM

City Manager Thaipejr presented a report noting the recommendation to initiate Annexation 81 into the Landscape Maintenance District and to schedule the Public Hearing for ordering Annexation 81 into the Landscape Maintenance District for September 9, 2025.

Motion by Ronald Dailey, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0,
to Adopt Council Bill #R-2025-27 and Council Bill #R-2025-28, waiving the reading in its entirety and reading by title only, both are under the same resolution, RESOLUTION NO 3266 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORIES TO LOMA LINDA LANDSCAPE MAINTENANCE DISTRICT NO. 1, AS ANNEXATION NO. 80(COVENANT POINT-TRACT 20403)AND ANNEXATION NO. 81 (HAVEN AT COVENANT - TRACT 20404), DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND THE RIGHT TO VOTE ON TAXES ACT, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND DECLARING THE CITY'S INTENTION TO ORDER THE ANNEXATIONS, AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

3.E. Council Bill #R-2025-29 - A Resolution Initiating Annexations to Streetlight Maintenance District No. 1 and scheduling a Public Hearing for September 9, 2025, for Annexations to Streetlight Maintenance District No. 1 (Tracts 20403 & 20404 – Covenant Point & Haven at Covenant Point) (Public Works) [CC]- 7:34 PM

City Manager Thaipetr presented a report noting the recommendation to initiate the annexations into the Streetlight Maintenance District No. 1 (Tracts 20403 & 20404) and to schedule the Public Hearing for September 9, 2025.

Motion by Ronald Dailey, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0, *to Adopt Council Bill #R-2025-29, waiving the reading in its entirety, but by title only, RESOLUTION NO 3267 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORIES TO LOMA LINDA STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 (COVENANT POINT - TRACT 20403 AND HAVEN AT COVENANT - TRACT 20404), DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND THE RIGHT TO VOTE ON TAXES ACT, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND DECLARING THE CITY'S INTENTION TO ORDER THE ANNEXATIONS, AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO*

4. Consent Calendar

Mayor Pro Tempore Dailey raised questions regarding Consent Calendar Items 4C and 4D. For Item 4C, he inquired about the Adopt-a-Highway contract, specifically the location of the cleanup work and areas he felt required additional attention. He also had a question relating to the pest control contracts. Regarding Item 4D, he asked for clarification on the various software contract agreements. Fire Chief Ingalls provided an explanation of the different software programs and their respective uses.

Councilmember Popescu stated that he was pleased to see the contract with a grant writing company. He looks forward to see potential grants funding for city projects.

Motion by Ovidiu Popescu, seconded Rhonda Spencer-Hwang, passing by a vote of 5-0-0-0-0, *to Approve the Consent Calendar as submitted.*

4.A. Approve Grant Service Agreement with Townsend Public Affairs for Grant Writing and Management Services in an Amount Not To Exceed of \$46,000 (Administration) [CC]- 7:35 PM

Approved the agreement with Townsend Public Affairs for \$46,000 for grant writing and management services.

4.B. Agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for Collection of Special Taxes, Fees, and Assessments for Fiscal Year 2025-26 (Administration) [CC]- 7:35 PM

Approved agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for Fiscal Year 2025-26 as recommended.

4.C. Extension of Annual Service Contracts for City Services for Fiscal Year 2025-26 (Public Works) [CC]- 7:35 PM

Approved the extension of annual service contracts with the listed contractors for City services, as recommended.

4.D. Extension of Annual Service Contracts for Fire Department Services for Fiscal Year 2025-26 (Fire) [CC]- 7:35 PM

Approved the extension of annual service contracts with the listed contractors for Fire Department services, as recommended.

4.E. Notice of Completion of the Installation of ADA Ramps, Sidewalks at Various Locations for \$230,458.75 (CIP 24-122) - Contractor: S & H Civilworks (Public Works) [CC]- 7:35 PM

Accepted this project as substantially complete and authorize the City Clerk to file the Notice of Completion.

4.F. Council Bill #R-2025-30 - Modifying Conditions of Employment, Benefits, and Salary for the Loma Linda Fire Management Unit Effective July 1, 2025 and Approve A Supplemental Appropriation of \$88,800 from General Fund Reserves (Administration) [CC]- 7:35 PM

Adopted Council Bill No. R-2025-30, waiving the reading in its entirety, but by title only,

RESOLUTION NO 3268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, MODIFYING CONDITIONS OF EMPLOYMENT, BENEFITS, AND SALARY FOR THE MEMBERS OF THE LOMA LINDA FIRE MANAGEMENT UNIT EFFECTIVE JULY 1, 2025; and

Approved a Supplemental Appropriation in the total amount of \$88,800 from the General Fund Reserves

5. Old Business

No scheduled items.

6. New Business

6.A. Report on the Scheduled Fiscal Year 2025/2026 City Projects for the City (City Manager) [CC]- 7:39 PM

City Manager Thaipejr presented an overview of the scheduled construction projects for fiscal year 2025–2026, highlighting key infrastructure improvements, project timelines, and funding sources. This was an informational item with no action required.

7. Reports

7.A. Reports of Council Members- 7:55 PM

No reports.

7.B. Reports Of Officers- 7:55 PM

City Clerk Arreola clarified for the record that the Resolution referenced in Agenda Items 3C and 3D was the same resolution.

8. Adjournment

The meeting adjourned at 7:55 pm.

The Minutes were approved by the City Council, Housing Authority and the Successor Agency on August 12, 2025.