



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
JUNE 2, 2026

City Hall

303 East B Street, Ontario, CA 91764

MAYOR PAUL S. LEON • MAYOR PRO TEM ALAN D. WAPNER
COUNCIL MEMBERS JIM W. BOWMAN, DEBRA PORADA AND DAISY MACIAS

CITY CLERK SHEILA MAUTZ • TREASURER JAMES R. MILHISER
CITY MANAGER SCOTT OCHOA • CITY ATTORNEY RUBEN DURAN

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

Teleconferencing Location:

Hollis Quick Offices
288 S. Merrimack Rd.
Hollis, NH 03049

All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time.

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.

In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.

Remarks from those seated or standing in the back of the chamber will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMMODATIONS

If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

CALL TO ORDER (OPEN SESSION)

ROLL CALL

Wapner, Bowman, Porada, Macias, Mayor/Chairman Leon

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

Agenda item contractors, subcontractors and agents may require member abstentions due to conflict of interests and financial interests. Council Member abstentions shall be stated under this item for recordation on the appropriate item.

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

CLOSED SESSION

GC 54957.6, CONFERENCE WITH LABOR NEGOTIATORS

City Negotiator: City Manager or his designees; Bargaining Units: Ontario Police Officers Association, Ontario Police Management Group, Ontario Professional Firefighters Association Local 1430,

Ontario Fire Management Group, Department Heads, Executives, AFSCME Local 3061, Teamsters Local 1932, Association of Management Employees, Confidential Group, and Part-time Employees.

ATTACHMENT: [20260602 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Macias

INVOCATION

Senior Pastor Dr. Brian E. Kennedy, Mt. Zion Church of Ontario

REPORT ON CLOSED SESSION

City Attorney

SPECIAL CEREMONY

TWENTY-SIXTH ANNUAL MODEL COLONY AWARDS

That the City Council present the 2026 "Model Colony" Awards for Historic Preservation

PUBLIC COMMENTS

6:30 P.M.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests. As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

1. **APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council and Housing Authority of April 21, 2026, and regular meetings of the City Council, Housing Authority and Ontario Public Financing Authority of May 5, 2026, and approving same as on file in the Records Management Department.

ATTACHMENT: [20260421 Meeting Minutes \(Not Official Until Approved\)](#)

ATTACHMENT: [20260505 Meeting Minutes \(Not Official Until Approved\)](#)

2. **BILLS & PAYROLL**

Bills April 17, 2026 through May 14, 2026, and Payroll April 5, 2026 through May 2, 2026.

3. **[A CONSTRUCTION CONTRACT WITH GARCON CONSTRUCTION, INC. FOR THE REAP 2.0 - MISSION BOULEVARD SIDEWALK IMPROVEMENT PROJECT](#)**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract with Garcon Construction, Inc., of Ontario, California, for the REAP 2.0 - Mission Boulevard Sidewalk Improvement Project in the amount of \$145,874, plus a 10% contingency of \$14,587 for a total not-to-exceed contract amount of \$160,461; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [REAP 2.0 - Mission Boulevard Sidewalk Improvement Project - Draft Contract.pdf](#)

ATTACHMENT: [Exhibit A - Location Map.pdf](#)

4. **[A RESOLUTION ADOPTING THE LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017](#)**

That the City Council authorize the City Manager, or his designee, to adopt a Resolution approving the Fiscal Year 2026-27 Project List for Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017.

ATTACHMENT: [Road Maintenance and Rehabilitation Account_02_RESO_RM](#)

ATTACHMENT: [Exhibit A-Road Maintenance and Rehabilitation Account.pdf](#)

5. **A SOLE SOURCE AGREEMENT FOR A LIBRARY CATALOGING TOOL SUBSCRIPTION, INTERLIBRARY LOAN MANAGEMENT TOOL SUBSCRIPTION, AND LICENSING OF E-BOOKS AND E-AUDIOBOOKS**

That the City Council authorize the City Manager, or his designee, to execute a three-year sole source agreement with OCLC, Inc. of Dublin, Ohio, with a not-to-exceed amount of \$292,837.

ATTACHMENT: [OCLC_Agreement.pdf](#)

6. **AN AMENDMENT TO THE PUBLIC SERVICES AGREEMENT WITH PRIMA PARTNERS CONSULTING, LLC FOR STATE ADVOCACY SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Prima Partners Consulting, LLC, for State Advocacy Services, in the amount of \$120,000 for a new total not-to-exceed agreement amount of \$240,000 and to extend the agreement for an additional one-year term.

ATTACHMENT: [Prima Partners No.1A.pdf](#)

7. **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. FOR FEDERAL ADVOCACY SERVICES**

That the City Council authorize the City Manager, or his designee, to execute the Amendment No. 2 to the Professional Services Agreement with Townsend Public Affairs, Inc., of Newport Beach, California, for Federal Advocacy Services in the amount of \$84,000, increasing the total not-to-exceed agreement amount to \$190,500 and to extend the agreement for an additional one-year term.

ATTACHMENT: [Townsend No.2A.pdf](#)

8. **A CONSTRUCTION CONTRACT WITH TUNNELWORKS SERVICES, INC., FOR THE SEWER CURED-IN-PLACE PIPE (CIPP) LINING REHABILITATION PROJECT**

That the City Council take the following actions:

- A. Approve the plans and specifications and award a Construction Contract with TunnelWorks Services, Inc., of Whittier, California, for Contract No. UT1080 Sewer Cured-In-Place Pipe (CIPP) Lining Rehabilitation Project in the amount of \$3,180,240 plus a 15% contingency of \$477,036, for a total not-to-exceed amount of \$3,657,276 and a term of 365 calendar days after issuance of notice to proceed, and authorize the City Manager, or designee, to execute said contract and file a notice of completion at the conclusion of construction activities related to the project.
- B. Reject the bid protest from Performance Pipeline Technologies against Tunnelworks

Services, Inc. as without merit.

ATTACHMENT: [20260602 CC with Tunnelworks 01 AGMT.pdf](#)

ATTACHMENT: [Exhibit A.pdf](#)

9. [AN AMENDMENT TO THE MASTER SERVICES AGREEMENT WITH ENVISIO SOLUTIONS, INC. FOR PERFORMANCE MANAGEMENT AND STRATEGIC PLANNING SOFTWARE SERVICES](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Master Services Agreement with Envisio Solutions, Inc. for continued performance management and strategic planning software services in the amount of \$170,625, increasing the total not-to-exceed agreement amount to \$306,025 and extending the term through June 18, 2031.

ATTACHMENT: [Envisio Amendment No.4.pdf](#)

10. [GRANT FUNDING CONTINUATION FROM OMNITRANS MEASURE I FOR THE ONTARIO SILVER S.T.A.R.S. PROGRAM FOR 2026-2028](#)

That the City Council authorize the City Manager, or his designee, to execute grant documents and accept a \$1,156,851 Omnitrans Measure I continuation grant for July 2026 through June 2028 to fund the Ontario Silver S.T.A.R.S. Program.

ATTACHMENT: [View Award Proposal.pdf](#)

ATTACHMENT: [Ontario Funding Agreement & Cont. Expansion.pdf](#)

11. [AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE 20/20 NETWORK FOR STRATEGIC COMMUNICATIONS AND PUBLIC AFFAIRS CONSULTING](#)

That the City Council approve and authorize the City Manager, or designee, to execute Amendment No. 3 to the Professional Services Agreement with Lambert 20/20 Communications, Inc., dba The 20/20 Network, of Claremont, California, for strategic communications and public affairs consulting services, in the amount of \$60,000, for a revised total not-to-exceed contract amount of \$352,000, and to extend the term through June 30, 2027.

ATTACHMENT: [Lambert No.3.docx](#)

12. [A RENEWAL WITH SUITEBRIAR, INC. FOR THE ASANA SOFTWARE ENTERPRISE MODULE](#)

That the City Council approve and authorize the City Manager, or his designee, to execute the renewal with Suitebriar, of Herdon, Virginia, for the use of the Asana Enterprise module in the amount of \$496,125, for a total contract amount not to exceed \$922,261 for a three-year term.

ATTACHMENT: [City of Ontario Asana renewal 2026.pdf](#)

13. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR DATA CONSULTING AND IMPLEMENTATION SERVICES WITH RESULTANT, LLC.](#)

That the City Council authorize the City Manager or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Resultant, LLC of Indianapolis, Indiana, increasing the authorized contract amount by \$200,000 for a total contract amount not to exceed

\$500,000 and an additional two-year term.

ATTACHMENT: [Amendment 1 Resultant Professional Services Agreement.pdf](#)

14. [A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL PARCEL MAP NO. 20526 LOCATED ON THE SOUTHEAST CORNER OF MISSION BOULEVARD AND SULTANA AVENUE](#)

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security, and Final Parcel Map No. 20526, located on the southeast corner of Mission Boulevard and Sultana Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL PARCEL MAP NO. 20526 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND SULTANA AVENUE.

ATTACHMENT: [Parcel Map No. 20526 01 EXH A.pdf](#)

ATTACHMENT: [Parcel Map No. 20526 02 RESO_RM](#)

ATTACHMENT: [Parcel Map No. 20526 03 SIA.pdf](#)

15. [A CONSTRUCTION CONTRACT FOR CITY'S BROADBAND FIBER CONDUIT INSTALLATION SERVING AREA 05 SYSTEM BUILD - PHASE I](#)

That the City Council take the following actions:

- A. Approve Construction Contract No. BB-2026-001, FY 2025-26 City Fiber Conduit Installation - Serving Area 05 System Build - Phase I (on file in the Records Management Department), to Pramira, Inc. of Brea, California, to provide fiber optic conduit installation services in the amount of \$893,779 plus a ten percent (10%) contingency of \$89,378 for a total authorized expenditure of \$983,157; and
- B. Authorize the City Manager or designee to execute said contract and all documents required for the completion of the project, including, but not limited to, purchase orders, contracts, agreements, easements, reduction of retention accounts, and the filing of a Notice of Completion at the conclusion of all related work.

ATTACHMENT: [Exhibit A Serving Area 05 I Map.pdf](#)

ATTACHMENT: [Construction Contract_Pramira Inc.docx](#)

16. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES TO PUBLIC CLIENTS](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with All City Management Services, Inc., of Santa Fe Springs, California, for crossing guard services to extend the agreement by two additional one-year terms and increase the contract amount by \$1,758,319, for a total not-to-exceed contract amount of \$4,987,973.

ATTACHMENT: [Amendment 1 All City Management MSM Rev 05 28 2026 .pdf](#)

17. AN AGREEMENT WITH TRIMBLE INC, FOR THE TRIMBLE UNITY MAINTAIN WORK ORDER AND ASSET MANAGEMENT SYSTEM, FOR PUBLIC WORKS AND ONTARIO MUNICIPAL UTILITIES COMPANY

That the City Council approve and authorize the City Manager, or his designee, to execute the Trimble Unity Maintain work order and asset management system used by Public Works and Ontario Municipal Utilities Company (OMUC) with Trimble Inc, of Westminster, Colorado, for a total contract amount not-to-exceed \$1,043,382 for a five-year term.

ATTACHMENT: [Trimble Final 2026-05-14 Ontario CA Maintain Elite Unlimited Suite Order Form and Terms v4.0 5.pdf](#)

18. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SWA GROUP, INC., FOR THE ONTARIO MUSEUM OF HISTORY AND ART LANDSCAPE RENOVATION PROJECT

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with SWA Group, Inc., of Laguna Beach, California, for on-call Landscape Architectural Services for the Ontario Museum of History and Art Landscape Renovation Project in the amount of \$193,300 for a total not-to-exceed contract amount of \$293,300 and extend the agreement for an additional one-year term; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [2. Amendment SWA No. 1.pdf](#)

19. A GOODS AND SERVICES AGREEMENT WITH FLASHPARKING, INC. FOR THE VINEYARD PARKING STRUCTURE PROJECT

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Goods and Services Agreement with Flashparking, Inc., of Austin, Texas, for the Vineyard Parking Structure Project in the amount of \$213,154 plus a 15% contingency of \$31,973, for a total not-to-exceed contract amount of \$245,127 consistent with the terms and conditions of the Publicly Solicited Contract #PS24290; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [Flashparking- Proposal](#)

ATTACHMENT: [Master Services Agreement](#)

ATTACHMENT: [2. Goods and Services Agreement - FlashParking.pdf](#)

20. [AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH ARDURRA GROUP, INC. FOR THE SPORTS COMPLEX OFFSITE IMPROVEMENTS PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 5 to the Design Services Agreement with Ardurra Group, Inc., of Newport Beach, California, for the Sports Complex Offsite Improvements Project in the amount of \$664,696 for a total not-to-exceed contract amount of \$5,776,771; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [Ardurra Group Inc. - Amendment No. 5.pdf](#)

21. [A CONSTRUCTION CONTRACT WITH ELEGANT CONSTRUCTION INC., FOR THE MUSEUM NORTH WING GALLERY PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Construction Contract No. D&C23-009 with Elegant Construction Inc., of Irvine, California for the Museum North Wing Gallery project in the amount of \$1,517,000 plus a 20% contingency of \$303,400 for a total not-to-exceed contract amount of \$1,820,400; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [PWA DC23-009 North Wing Gallery Contract.pdf](#)

22. [JAY LITTLETON BALL PARK](#)

That the City Council authorize the City Manager, or his designee, to execute all required agreements and contracts to open Jay Littleton Ball Park for minimum baseball services.

23. [A PROFESSIONAL SERVICES AGREEMENT WITH NORTHPOINT CONSULTING, INC., FOR THE EVALUATION OF WASTEWATER AND RECYCLED WATER SERVICE ALTERNATIVES](#)

That the City Council approve and authorize the City Manager, or designee, to execute the Professional Services Agreement with NorthPoint Consulting, Inc., of Arcata, California, for the Evaluation of Wastewater and Recycled Water Service Alternatives for a total not-to-exceed contract amount of \$419,700 and a term from July 1, 2026 to December 31, 2027.

ATTACHMENT: [20260325 PSA with NorthPoint Consulting Group 01 AGMT.pdf](#)

24. PROFESSIONAL SERVICES AGREEMENT WITH NOSSAMAN LLP FOR LEGAL AND TECHNICAL SERVICES PERTAINING TO WATER AND WASTEWATER MATTERS

That the City Council approve and authorize the City Manager, or designee, to execute a two-year Professional Services Agreement with Nossaman LLP of Los Angeles, California, for legal and technical services relating to sewer disposal, water supply, and water rights for a not-to-exceed contract amount of \$3,700,000 for Fiscal Years 2026-27 and 2027-28 and a term from July 1, 2026 thru June 30, 2028.

ATTACHMENT: [20260427 Nossaman Engagment Agreement.pdf](#)

25. A DESIGN SERVICES AGREEMENT WITH PACIFIC ADVANCED CIVIL ENGINEERING, INC., FOR THE FEASIBILITY STUDY AND PRELIMINARY DESIGN REPORT OF THE JOHN GALVIN PARK WATER TREATMENT PLANT UPGRADES PROJECT

That the City Council approve and authorize the City Manager, or designee, to execute a Design Services Agreement with Pacific Advanced Civil Engineering, Inc. (PACE) of Fountain Valley, California, to provide professional engineering design services for the John Galvin Park Water Treatment Plant Upgrades Project, Contract No. UT1089, for an amount of \$186,565 plus a 10% contingency of \$18,657 for a total not-to-exceed amount of \$205,222, and a term from June 2, 2026 to December 31, 2029.

ATTACHMENT: [Exhibit A.pdf](#)

ATTACHMENT: [20260602 DSA with Pacific Advanced 01 AGMT.pdf](#)

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

26. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA25-004) BETWEEN THE CITY OF ONTARIO, SLV LC CENTER LLC, HCW LC CENTER LLC, STRACK FARMS LAND LLC, RHV EDISON AVE LLC, MV EDISON AVE LLC, AND EPC HOLDINGS 938 LLC

That the City Council introduce and waive further reading of an Ordinance Approving a Development Agreement (File No. PDA25-004) between the City of Ontario, SLV LC Center LLC, HCW LC Center LLC, Strack Farms Land LLC, RHV Edison Ave LLC, MV Edison Ave LLC, and EPC Holdings 938 LLC.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA25-004, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND SLV LC CENTER LLC, HCW LC CENTER LLC, STRACK

FARMS LAND LLC, RHV EDISON AVE LLC, MV EDISON AVE LLC, AND EPC HOLDINGS 938, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE PARCEL MAP NO. 20779 (FILE NO. PMTT25-007), LOCATED ON THE NORTHWEST CORNER OF HAMNER AVENUE AND LADYBUG PASEO WITHIN PLANNING AREA 10A OF THE RICH-HAVEN SPECIFIC PLAN. (APN: 0218-211-40).

ATTACHMENT: [File No. PDA25-004_Risewell Homes_01_EXH A&B.pdf](#)

ATTACHMENT: [File No. PDA25-004_Risewell Homes_02_ORD_RM](#)

ATTACHMENT: [File No. PDA25-004_Risewell Homes_03_DEV_AGR.doc](#)

27. A PUBLIC HEARING TO CONSIDER A RESOLUTION REGARDING THE FORMATION OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES); ADOPTION OF A RESOLUTION DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS; AND INTRODUCTION OF AN ORDINANCE LEVYING SPECIAL TAXES

That the City Council consider and:

- A. Adopt a Resolution of Formation of Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities), proposing that the community facilities district be authorized to levy a special tax and proposing that an appropriations limit of the community facilities district be established;
- B. Adopt a Resolution deeming it necessary for the district to incur bonded indebtedness within Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities);
- C. Adopt a Resolution calling a special election for City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities);
- D. Adopt a Resolution declaring the results of the special election and directing the recording of a Notice of Special Tax Lien;
- E. Introduce and waive further reading of an Ordinance levying special tax within City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities);
- F. Adopt a Resolution authorizing the execution and delivery of an acquisition and funding agreement with SL Ontario Development Company, LLC ("SLODC"); and
- G. Adopt a Resolution making a declaration of official intent to reimburse expenditures for costs of facilities with bond proceeds and related actions.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF FORMATION OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES), PROPOSING THAT THE COMMUNITY FACILITIES DISTRICT BE AUTHORIZED TO LEVY A SPECIAL TAX AND PROPOSING THAT AN APPROPRIATIONS LIMIT OF THE COMMUNITY FACILITIES DISTRICT BE ESTABLISHED.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DEEMING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES) TO INCUR BONDED INDEBTEDNESS.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CALLING SPECIAL ELECTION FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE

RESORT AT ONTARIO RANCH FACILITIES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF AN ACQUISITION AND FUNDING AGREEMENT WITH SL ONTARIO DEVELOPMENT COMPANY, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING A DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR COSTS OF FACILITIES WITH BOND PROCEEDS AND RELATED ACTIONS.

- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 01 RESO-Formation_RM](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch Facilities 01A EXH B RMA.pdf](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 02 RESO Deeming Necessity_RM](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 03 RESO Calling Election_RM](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 04 RESO Declaring Results of Election_RM](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 05 ORD Levy Tax_RM](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 06 Reso Authorizing Acquisition Agmnt](#)
- ATTACHMENT:** [CFD 77 The Resort at Ontario Ranch 09 RESO Reimbursement_RM](#)

28. [A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY TO ACQUIRE BY EMINENT DOMAIN A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 1207 AND 1217 EAST HOLT BOULEVARD, CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NOS. 0110-061-10 AND 0110-061-21 FOR THE GROVE AND HOLT HOUSING PROJECT](#)

That the City Council:

- A. Consider adopting a Resolution of Necessity for the Grove and Holt Housing Project and provide each party with an interest in the affected property, their attorneys or representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity;
- B. Make the following findings as hereinafter described in this report:
 - (1) The public interest and necessity require the proposed project;
 - (2) The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
 - (3) The real property to be acquired is necessary for the project;
 - (4) The offers of just compensation have been made to the property owners; and
- C. Adopt a Resolution of Necessity declaring that the acquisition by eminent domain of a fee

simple interest in certain real property, more particularly described as Assessor's Parcel Nos. 0110-061-10 and 0110-061-21 (the "Property"), is necessary for the Grove and Holt Housing Project in Ontario, California (the "Project").

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 1207 EAST HOLT BOULEVARD, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NO. 0110-061-10-0000, FOR THE GROVE AND HOLT HOUSING PROJECT, IN ONTARIO, CALIFORNIA.

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 1217 EAST HOLT BOULEVARD, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NOS. 0110-061-21-0000, FOR THE BON VIEW AND HOLT HOUSING PROJECT, IN ONTARIO, CALIFORNIA.

ATTACHMENT: [Grove and Holt Exhibit 1 to Staff Report 01.docx](#)

ATTACHMENT: [Grove and Holt Housing Project Resolution 1 02_RM](#)

ATTACHMENT: [Grove and Holt Housing Project Exhibit 1 to Reso 1 03.pdf](#)

ATTACHMENT: [Grove and Holt Housing Project Resolution 2 04-RM](#)

ATTACHMENT: [Grove and Holt Housing Project Exhibit 1 to Reso 2 05.pdf](#)

ATTACHMENT: [Grove and Holt Housing Project Notice to Owner 1 06.docx](#)

ATTACHMENT: [Grove and Holt Housing Project Notice to Owner 2 07.docx](#)

ATTACHMENT: [Grove and Holt Housing Project Memorandum 08.docx](#)

29. A PUBLIC HEARING TO RECEIVE AND RESPOND TO PUBLIC COMMENTS ON THE DRAFT 2025 URBAN WATER MANAGEMENT PLAN, DRAFT WATER SHORTAGE CONTINGENCY PLAN, AND RESOLUTIONS ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN

That the City Council:

- A. Conduct a public hearing to receive and respond to Public Comments on the Draft 2025 Urban Water Management Plan and Draft Water Shortage Contingency Plan.
- B. Adopt Resolutions adopting the 2025 Urban Water Management Plan and Water Shortage Contingency Plan.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN (UWMP).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A WATER SHORTAGE CONTINGENCY PLAN (WSCP).

ATTACHMENT: [2025 Urban Water Management Plan 01_RESO_RM](#)

ATTACHMENT: [Exhibit A 2025 Urban Management Plan 02_Reso.pdf](#)

ATTACHMENT: [2025 Water Shortage Contingency Plan 03_RESO_RM](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

30. [A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND SAN BERNARDINO COUNTY](#)

That City Council approve a Purchase and Sale Agreement ("Agreement") (On File with Records Management) for the property consisting of approximately 73.19 acres, located at the southwest corner of Bon View Avenue and Eucalyptus Avenue ("Site"), and authorize the City Manager or his designee, to finalize and implement non-substantive revisions to the Purchase Agreement, and execute and implement any and all contracts, agreements, and other documents required to effectuate the Agreement.

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

Mayor Leon
Mayor pro Tem Wapner
Council Member Bowman
Council Member Porada
Council Member Macias

ADJOURNMENT
