



CITY OF ONTARIO

Regular City Council/Housing Authority Meeting FEBRUARY 18, 2025

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

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 comment by email, submit your comments no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to publiccomments@ontarioca.gov. All comments received by the deadline 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 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

PLEDGE OF ALLEGIANCE

Council Member Macias

INVOCATION

Pastor Hernandez, The Church of God Ontario

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.

To comment by email, submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and entered into the record. 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.

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.

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

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

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 January 21, 2025 and approving same as on file in the Records Management Department.

ATTACHMENT: [20250121 Meeting Minutes \(Not Official Until Approved\)](#)

2. BILLS & PAYROLL

Bills January 17, 2025 through January 30, 2025, and Payroll December 29, 2024 through January 11, 2025.

3. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR WEED ABATEMENT

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 2 to the Maintenance Services Agreement No. PM 2122-1 with BrightView Landscape Services, Inc., of Upland, California, for Weed Abatement in the amount of \$20,496 for a total not-to-exceed contract amount of \$321,764.

ATTACHMENT: [Brightview Landscape - Amdt No. 2 - Weed Abatement 1.pdf](#)

ATTACHMENT: [Exhibit A OMC WEED ABATEMENT 1.pdf](#)

4. ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS

That the City Council consider and:

- A. Accept written petitions (on file with the Records Management Department) from Pulte Home Company, LLC and AG EHC II (PHM) CA 2, L.P. ("Landowners"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
- B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 73 (Wildflower Acres), authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, April 1, 2025; and
- C. Adopt a Resolution Declaring it Necessary for the City of Ontario Facilities District No. 73 (Wildflower Acres) to Incur Bonded Indebtedness.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES) TO INCUR BONDED INDEBTEDNESS.

ATTACHMENT: [CFD No. 73 Wildflower Acres Intent to Establish 01^RESO^RM](#)

ATTACHMENT: [CFD No. 73 Wildflower Acres^01A EXH A, Boundary Map.pdf](#)

ATTACHMENT: [CFD No. 73 Wildflower Acres^01B^ EXH C, RMA.pdf](#)

ATTACHMENT: [CFD No. 73 Wildflower Acres Incur Bonded Indebtedness 02^RESO^RM](#)

5. A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH GRBCON, INC. FOR EASEMENT AND STORM DRAIN PIPE REPLACEMENT PROJECT

That the City Council authorize the City Manager, or his designee, to approve Change Order No. 3 to the Construction Contract with GRBCON, Inc., of Baldwin Park, California, for the Easement and Storm Drain Pipe Replacement Project in the amount of \$163,576 for a total not-to-exceed contract amount of \$1,408,677.

ATTACHMENT: [Change Order 3 GRBCON.pdf](#)

6. INCREASE NOT-TO-EXCEED AMOUNT OF CO-OPERATIVE PURCHASES & PRE-AUTHORIZED VENDORS FOR FLEET EQUIPMENT SERVICES AND PARTS

That the City Council take the following actions:

- A. Authorize the purchasing threshold increase for the co-operative purchase and delivery of fleet parts in the amount of \$350,000 for a not-to-exceed amount of \$475,000 from Factory Motor Parts, of Pomona, California, consistent with the terms and conditions of the CA-State Contract DGS-7-21-99-41-01, and
- B. Authorize the purchasing threshold increase for the co-operative purchase and delivery of fleet parts in the amount of \$300,000 for a not-to-exceed amount of \$455,000 from

Parts Authority, of Rancho Cucamonga, California, consistent with the terms and conditions of the CA-State Contract DGS-7-21-99-41-03; and

- C. Authorize the purchasing threshold increase for the pre-authorized purchase and delivery of fleet parts and services in the amount of \$450,000 for a not-to-exceed amount of \$799,000 from Rush Truck Center, of Fontana, California.

ATTACHMENT: [7-21-99-41-01_FMP_Executed.pdf](#)

ATTACHMENT: [7-21-99-41-01_FMP_Am_1.pdf](#)

ATTACHMENT: [7-21-99-41-03_Parts_Authority.pdf](#)

ATTACHMENT: [7-21-99-41-03_Parts_Authority_Am_1.pdf](#)

7. ACCEPTANCE OF BROADBAND PROGRAM BENEFICIARIES FROM SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

That the City Council approve a Memorandum of Understanding with Southern California Association of Governments (SCAG) of Los Angeles, California, for broadband program beneficiaries relating to the Local Agency Technical Assistance Program.

ATTACHMENT: [M-013-25 LATA City of Ontario MOU V2.pdf](#)

8. PURCHASE ADDITIONAL MICROSOFT 365 SUBSCRIPTIONS WITH SOFTWAREONE INC.

That the City Council authorize the City Manager, or his designee, to execute the purchase of additional Microsoft 365 subscriptions with SoftwareONE Inc., of Milwaukee, Wisconsin, for \$65,805 plus \$100,000 in contingency, revising not-to-exceed amount on the agreement to \$1,774,456.

ATTACHMENT: [SoftwareOne_Additional_License_Quote.pdf](#)

9. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CALTEK TECHNOLOGIES, INC., FOR LOW-VOLTAGE CABLING AND EQUIPMENT INSTALLATION

That the City Council take the following actions:

- A. Authorize the City Manager, or designee, to execute Amendment No. 7 to the Professional Services with Caltek Technologies, Inc., of Ontario, CA, for low-voltage cabling, extending the terms for three years and increase the authorized amount by \$300,000 for a total contract not-to-exceed amount of \$475,957.
- B. Authorize the City Manager, or designee, to execute Amendment No. 7 to the Professional Services with Caltek Technologies, Inc., of Ontario, CA, for low-voltage cabling for the Animal Resource Center of the Inland Empire's (ARC) temporary animal shelter, increasing the authorized amount by \$71,276 for a total contract not-to-exceed amount of \$547,233.

ATTACHMENT: [Amendment No.7_CalTek_Professional Services Agreement.pdf](#)

10. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE ACQUISITION OF POLICE DEPARTMENT FRONTLINE EQUIPMENT

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 6 to the Professional Services Agreement with Axon Enterprise, Inc. of Scottsdale, Arizona, for

the purchase of twelve (12) Axon Skydio police unmanned aircraft systems (drones) in the amount of \$1,812,703 and Axon Standards, an Early Intervention System (EIS), in the amount of \$65,000 for a new total not-to-exceed contract amount of \$11,658,373.

ATTACHMENT: [Amendment No 6 Upd 02 13 25.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.

11. [A PUBLIC HEARING TO CONSIDER AN URGENCY ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO PDCA24-004, REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS](#)

That the City Council consider, waive further reading, and adopt an Urgency Ordinance approving File No. PDCA24-004, to amend Division 5.03 - Supplemental Land Use Regulations, Section 5.03.010 (Accessory Dwelling Units) of the City's Development Code to comply with recent changes to state law that impose new limits on local authority to regulate Accessory Dwelling Units ("ADUs") and Junior Accessory Dwelling Units ("JADUs"), which took effect on January 1, 2025.

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA24-004, AMENDING DIVISION 5.03 & SUPPLEMENTAL LAND USE REGULATIONS, SECTION 5.03.010 OF THE CITY'S DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE SECTION 21080.17.

ATTACHMENT: [20250218 File No PDCA24-004 ADU Urgency Ordinance 01^ORD^RM.docx](#)

ATTACHMENT: [20250218 File No PDCA24-004 ADU Urgency Ordinance ^02 Exhibit A rev.docx](#)

ATTACHMENT: [20250218 File No PDCA24-004^03 Dev Code Text 5.03.010 rev.pdf](#)

12. [A PUBLIC HEARING TO CONSIDER APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS, LLC. FOR THE DEVELOPMENT OF A HOTEL FEATURING 227-GUEST ROOMS AT THE SOUTHEAST CORNER OF EAST RIVERSIDE DRIVE AND ONTARIO AVENUE; MAKING CERTAIN CEQA FINDINGS IN CONNECTION THEREWITH](#)

That the City Council ("City") consider and:

A. Adopt a Resolution approving pursuant to the Certified Final Environmental Impact

Report for the Ontario Regional Sports Complex (SCH No. 2023110328) the Disposition and Development Agreement ("Agreement") between the City of Ontario and Ontario Ranch Hotels, LLC. ("Developer") (on file with the Records Management Department) and approving the acquisition of real property for road improvements needed at the corner of East Riverside Drive and Vineyard Avenue.

- B. Authorize the City Manager, or his designee, to sign all documents necessary to implement the Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING, PURSUANT TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ONTARIO REGIONAL SPORTS COMPLEX (SCH NO. 2023110328), A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY AND ONTARIO RANCH HOTELS, LLC FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EAST RIVERSIDE DRIVE AND ONTARIO AVENUE, ONTARIO, CALIFORNIA (PORTION OF APN 0218-111-12-0000); MAKING CERTAIN CEQA FINDINGS IN CONNECTION THEREWITH.

ATTACHMENT: [Ontario Ranch Hotels DDA Staff Report Exhibit A^01.pdf](#)

ATTACHMENT: [Ontario Ranch Hotels DDA 02^RESO^RM](#)

ATTACHMENT: [Ontario Ranch Hotels LLC 52201 Summary Report ED Opp^03.docx](#)

ATTACHMENT: [Ontario DDA Ontario Ranch Hotels LLC-c1.docx](#)

13. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 434 NORTH EUCLID AVENUE

That the City Council conduct a public hearing and adopt A Resolution of Necessity declaring that the acquisition by eminent domain of a fee simple interest in certain real property located at 434 North Euclid Avenue, more particularly described as Assessor Parcel No. 1048-363-01 (the Property), is necessary for the Downtown Public Parking Project (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 434 NORTH EUCLID AVENUE IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NUMBER 1048-363-01, FOR THE ONTARIO DOWNTOWN PUBLIC PARKING PROJECT, ONTARIO, CALIFORNIA.

ATTACHMENT: [434 North Euclid Staff Report Exhibit 1^01.pdf](#)

ATTACHMENT: [434 North Euclid Resolution of Necessity^02 RESO RM.doc](#)

ATTACHMENT: [434 North Euclid Reso Exhibit A^03.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
