

**ONTARIO CITY COUNCIL/
HOUSING AUTHORITY
MINUTES
May 2, 2017**

JOINT MEETINGS

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, May 2, 2017 at the Ontario City Hall, 303 East B Street, Ontario, California.

CLOSED SESSION

Mayor Leon called the City Council/Housing Authority meetings to order at 6:01 p.m., and inquired whether persons were present who wished to speak to the Closed Session item. Hearing no one, the City Council with all members present except Council Member Bowman and Council Member Wapner, recessed to Closed Session at 6:01 p.m. for discussion of the following:

- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: One (1) case.

Council Member Wapner arrived at the Closed Session Meeting at 6:05 p.m.

City Council reconvened at 6:07 p.m. with all members present except Council Member Bowman.

Mayor Leon added an Urgency Closed Session Item for Public Employee Appointment for Assistant City Manager and open session concerning Discussion of Recruitment for the position of City Manager.

MOTION: Moved by Council Member Wapner, seconded by Mayor pro Tem Dorst-Porada to approve the addition of an Urgency Closed Session Item for Public Employee Appointment for Assistant City Manager and Urgency Open Session Item 12 Discussion of Recruitment for the position of City Manager carried by unanimous vote of those present, with Council Member Bowman absent.

City Council with all members present except Council Member Bowman, recessed to Closed Session at 6:08 p.m. for discussion of the following:

URGENCY CLOSED SESSION ITEM

- GC 54957, PUBLIC EMPLOYEE EMPLOYMENT/APPOINTMENT:
Title: Assistant City Manager

The City Council/Housing Authority meeting reconvened in public session at 6:37 p.m. with all members present except Council Member Bowman.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council/Housing Authority meetings to order at 6:37 p.m., and requested the City Clerk call the roll.

PRESENT: Mayor/Chairman Paul S. Leon
Mayor pro Tem/Vice Chairman Debra Dorst-Porada
Council/Authority Members: Alan D. Wapner and Ruben Valencia

ABSENT: Council/Authority Member: Jim W. Bowman

Also present were City Manager/Executive Director Al C. Boling, Assistant City Attorney/Legal Counsel Thomas Rice and City Clerk/Secretary Sheila Mautz.

The Pledge of Allegiance was led by Mayor pro Tem Dorst-Porada.

Pastor Hugh Hairston, Loveland Worship Center of Ontario provided the Invocation.

CLOSED SESSION REPORT

Assistant City Attorney Rice advised that the City Council conferred regarding the conference with the legal counsel about the existing litigation and reported that there was no reportable action.

Mayor Leon noted that an Urgent Closed Session item regarding Public Employee Appointment for Assistant City Manager and added Urgent Open Session Item 12 to consider the appointment process for finding a new City Manager was added by unanimous vote. He also noted City Manager Boling's request for voluntary reassignment to Assistant City Manager for personal reasons, and added that the City Council accepted his request. City Manager Boling will remain in his current position as City Manager until a new City Manager is hired.

PUBLIC COMMENTS

Peggi Hazlett, President/CEO of Ontario Chamber of Commerce announced upcoming events: May 3, 2017, 7:30 a.m., Good Morning Ontario will take place at the Ontario Airport Hotel, the keynote speaker is James Johnson, Business Services Manager for the San Bernardino County Workforce Development Board who will speak about the services that the County of San Bernardino provides to the businesses including on the job technical training. May 9, 2017, 11:30 a.m., the 57th Annual Police Recognition Luncheon will take place at the Ontario Convention Center. She encouraged the public to visit the Ontario Chamber of Commerce website for information regarding training opportunities that are available.

Javier Galvez, Maestro Danzantes del Sol, invited the Council to attend the Ontario – Montclair School District Cinco de Mayo events held at various schools within the district beginning at DeAnza Middle School at 8:30 a.m. then Euclid Elementary at 9:30 a.m., concluding at Corona Elementary. The Cinco de Mayo program runs 8:30 a.m. – 1:00 p.m. where performers from Danzantes del Sol will be performing. He

also invited the City Council to view their programs on Univision Saturdays and Sundays, on Channel 57, Channel 54, and Channel 22. He thanked Metro Nissan of Montclair for providing them with the opportunity to be broadcast on a television station.

Michael Krouse, President and CEO of the Visitors Bureau/Ontario Convention Center provided the following updates: the Ontario Town Square street pole banners have gone up, the Route 66 Cruisin' Reunion street pole banners will be up May 31, 2017 – August 18, 2017. For those interested in reviewing the calendar of events visit ontariotownsquare.org. May 14, 2017, the Ontario Convention Center will host the Mother's Day Champagne Brunch with music from Elton John; May 13, 2017, Ontario Convention Center will host Comic Con Revolution. May 8, 2017 is the kick-off of National Tourism week in Ontario and there will be a number of festivities including the one year anniversary for the California Welcome Center at the Ontario Mills beginning at 1:00 p.m. concluding at 10:00 p.m. May 10, 2017, the Ontario Convention Center is hosting Global Ready China. He noted that the Citizens Business Bank Arena had more than 33,000 attendees for seven of the Disney on Ice shows over the course of the weekend. He also noted that there will be a total of 19 graduation ceremonies with over 150,000 people in attendance over the next few weeks at the Citizens Business Bank Arena.

Larry Kaufman, Director of Sales of Ontario Convention Center, Citizens Business Bank Arena and Visitors Bureau, provided the following updates: tourism is strong and vibrant in Ontario. During the quarterly hotel update meeting, the following results were mentioned, Revenue Per Available Room is growing at 3%. Average Daily Rate continues to grow at 4.5 % year over year, about a 66% increase in room nights produced for hotel conference related events moving up from 13,000 to over 22,000 nights just this past year. He expressed his excitement with the activity happening in Ontario related to the business of sports, specifically youth sports. He met with the National Association of Soccer Coaches, who are looking to place 18,000 nights in Ontario between eight tournaments. He stated that the National Association of Sports Commissions is looking to place around 62,000 room nights over the next two years.

Jack Gingold, owner of Newsboys Books on Euclid Avenue spoke about a proposal for an event and party venue the Planning Commission will consider and asked for the City Council to be aware of the project and the potential parking impacts to the businesses in the area.

Jon Novack, President and CEO of Patton Sales Corporation spoke about the celebration of Economic Development Week and thanked the City Council for their commitment to economic development in the City. He was thankful for having the opportunity to participate in the Made in Ontario business series and grateful for the creative marketing and story telling that they are able to share in the community about the various businesses located in Ontario. He is honored for the opportunity to participate because they are about to use it as part of their marketing. He spoke about the partnership he has with staff and the Ontario Chamber of Commerce for creating sector roundtables where they are about to discuss key issues and trends that affect the business community. He thanked the City for the support provided during this endeavor. He acknowledged the City's ability to look past the facade and create a vibrant business community by engaging the Ontario Chamber of Commerce to have ongoing discussions about what issues are faced by the

businesses in the City. He thanked staff and the City Council for all they do to make a vibrant Ontario.

Curtis Merritt, member of Rural Environment and Lifestyle Ontario (REAL Ontario) commented on the City of Chino's Brewer Project. The development is proposing to build 120 dwellings, consisting of single family homes, condominiums, and two parks. She is concerned about the parking and environmental impact it will have on Ontario residents. She spoke about the amount of congestion, traffic, and noise that will tremendously affect their neighborhood.

Stephen Rogers deferred his comments to Item 12.

Judy Briggs spoke about her concerns regarding the City of Chino's approval of an Environmental Impact Report and stated that the City of Ontario was represented by the Planning Director's comments expressing concerns with the proposed development and the impact it will have on the City of Ontario. She asked the City Council to discuss the actions they can take regarding the City of Chino's proposed Measure on a future Agenda.

Judy Wapner spoke about Huntington Disease (HD), a fatal genetic disease that causes the progressive breakdown of nerve cells in the brain, it deteriorates a person's physical and mental abilities during the prime working years and currently has no cure. She stated that in 90% of the cases, the disease symptoms are prevalent between the ages of 30-50. The average onset is 35-44 years old, and each child of a parent with HD has a 50% chance of inheriting the faulty gene that causes HD. She noted that HD occurs in about 1 in 15,000 people across the world, and a better description of HD is like having ALS, Parkinson's, and Alzheimer's Diseases simultaneously. Since May is Huntington Disease Awareness Month, she asked for the public to visit HDSA.org to learn more about HD and support finding a cure. She thanked everyone for their continued support and prayers.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Boling provided an update for Item 4 regarding the Code Enforcement Special Assessment reflecting that many property owners have paid the abatement costs prior to the properties being placed as special assessments. The updated materials reflect the total as of 1:00 p.m. May 2, 2017 to be 76 parcels for the total amount of \$37,068.00.

Mayor Leon spoke about public comments that were made regarding the City of Chino's proposed Measure.

SPECIAL CEREMONIES

SEVENTEENTH ANNUAL MODEL COLONY AWARDS

Scott Murphy, Planning Director, provided a brief presentation regarding the Awards for Historic Preservation.

The City Council presented the 2017 "Model Colony" Awards for Historic Preservation.

The George Chaffey Memorial Award was presented for “Bellevue Memorial Park”, 1240 West G Street to the Bellevue Board of Directors.

The Award of Merit was presented for “The Harry W. Fredrickson House”, 127 East Fourth Street to Angela Scott.

The Award of Merit was presented for the “College Park Historic District Infill”, 326 and 330 East Fourth Street to Kirk Wallace.

The Award of Merit was presented to “The South Earle Blakeslee House”, 214 East Fourth Street to Carolyn Sue Damaske.

The Rehabilitation Award was presented for “Sunkist Water Tower”, 616 East Sunkist Street to Majestic Realty.

The City Council recessed at 7:29 p.m. and reconvened at 7:52 p.m. with all members present except Council Member Bowman.

CONSENT CALENDAR

MOTION: Moved by Mayor pro Tem Dorst-Porada, seconded by Council Member Valencia to approve the Consent Calendar as presented, with Council Member Bowman absent.

1. APPROVAL OF MINUTES

Approved Minutes for the regular meeting of the City Council and Housing Authority of April 4, 2017, as on file in the Records Management Department.

2. BILLS/PAYROLL

Approved **Bills** for the period of March 19, 2017 through April 1, 2017, in the amount of \$10,168,816.75 and **Payroll** for the period of March 19, 2017 through April 1, 2017, in the amount of \$2,785,600.55 when audited by the Finance Committee.

3. AGREEMENTS BETWEEN THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY AND THE CITY OF ONTARIO FOR POLICE, FIRE PROTECTION AND RELATED DISPATCH SERVICES

City Council authorized the City Manager to approve three Cooperative Agreements for the City of Ontario to provide police, fire protection and related dispatch services to the Ontario International Airport Authority.

4. A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS

City Council adopted Resolution No. 2017-028 for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations, and placing special assessments on the San Bernardino County Tax Rolls.

RESOLUTION NO. 2017-028 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

	Yes	No	Abstain	Absent
Mayor/Chairman Leon	X			
Mayor pro Tem/Vice Chairman Dorst-Porada	X			
Council/Agency Member Wapner	X			
Council/Agency Member Bowman				X
Council/Agency Member Valencia	X			

5. A CONSTRUCTION CONTRACT FOR THE HOLT/MELROSE STREET IMPROVEMENT PROJECT/GENTRY BROTHERS, INC.

City Council approved the plans and specifications, and awarded a construction contract to Gentry Brothers, Inc. of Irwindale, CA, for the Holt/Melrose Street Improvement Project (ST1101) for the bid amount of \$1,046,196 plus a 15% contingency in the amount of \$156,929 for a total authorized amount of \$1,203,125; and authorized the City Manager to execute said contract and related documents and file a Notice of Completion at the conclusion of the construction activities.

6. COOPERATIVE AGREEMENT FOR THE WEST VALLEY CONNECTOR SAFE ROUTES TO TRANSIT PROJECT/OMNITRANS

City Council approved a Cooperative Agreement with Omnitrans for the West Valley Connector Safe Routes to Transit Project and authorized the City Manager to execute said agreement and future amendments within the City Council approved budget.

7. A JOINT USE AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY FOR THE RIGHT-OF-WAY ALONG THE WEST SIDE OF HAVEN AVENUE FROM ONTARIO RANCH ROAD TO BELLEGRAVE AVENUE

City Council approved and authorized the City Manager to execute a Joint Use Agreement with Southern California Gas Company for the right-of-way along the west side of Haven Avenue from Ontario Ranch Road to Bellgrave Avenue.

8. A ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”), HOME INVESTMENT PARTNERSHIPS (“HOME”), AND EMERGENCY SOLUTIONS GRANT (“ESG”) PROGRAMS FOR FISCAL YEAR 2017-18

City Council:

- (A) Approved the One-Year Action Plan for Fiscal Year 2017-18 for the Community Development Block Grant (“CDBG”), HOME Investment Partnerships (“HOME”), and Emergency Solutions Grant (“ESG”) Programs;

- (B) Directed staff to prepare and transmit the final documents to U.S. Department of Housing and Urban Development (“HUD”); and
- (C) Authorized the City Manager, or his designee, to take all actions necessary or desirable to implement the One-Year Action Plan for Fiscal Year 2017-18 and Subrecipient Agreements.

9. RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO

City Council proclaimed the month of May 2017 as “Historic Preservation Month” in the City of Ontario.

10. A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA16-007, REVISING PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) PERTAINING TO ACCESSORY DWELLINGS (FORMERLY REFERRED TO AS SECOND DWELLINGS), TO INCORPORATE RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (SB 1069, AB 2299 & AB 2406)

City Council considered and adopted Ordinance No. 3072 approving File No. PDCA16-007, a Development Code Amendment revising the City’s land use and development regulations pertaining to Accessory Dwellings, to incorporate recent changes in the State’s Accessory Dwelling Unit laws. Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on April 18, 2017.

ORDINANCE NO. 3072 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA16-007, A DEVELOPMENT CODE AMENDMENT REVISING VARIOUS PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) AND CHAPTER 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS) PERTAINING TO ACCESSORY DWELLING UNITS (FORMERLY REFERRED TO AS SECOND DWELLINGS), INCORPORATING RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (AS PRESCRIBED BY SENATE BILL 1069, AND ASSEMBLY BILLS 2299 AND 2406), AND MAKING FINDINGS IN SUPPORT THEREOF.

	Yes	No	Abstain	Absent
Mayor/Chairman Leon	X			
Mayor pro Tem/Vice Chairman Dorst-Porada	X			
Council/Agency Member Wapner	X			
Council/Agency Member Bowman				X
Council/Agency Member Valencia	X			

**11. HOUSING ELEMENT ANNUAL REPORT FOR CALENDAR YEAR 2016
(FILE NO.: PADV17-002)**

City Council received and filed the 2016 Housing Element Annual Progress Report.

MOTION UNANIMOUSLY CARRIED. Mayor Leon declared City Council Resolution No. 2017-028 and Ordinance No. 3072 unanimously adopted by those present, with Council Member Bowman absent.

ADMINISTRATIVE DISCUSSION

12. DISCUSSION REGARDING RECRUITMENT FOR THE POSITION OF CITY MANAGER

City Council discussed and provided direction to begin the recruitment for the position of City Manager.

Stephen Rogers commented regarding the recruitment for the position of City Manager. He also spoke about the importance of succession planning.

Council Member Wapner commented on the City's succession plan and explained that the recent vacancy of the Assistant City Manager position caused a break in the City's succession plan. He requested the process of selecting a City Manager be expedient while still selecting the best candidate.

Mayor pro Tem Dorst-Porada also expressed her desire for the process to be expedient, regardless of what process was selected.

Council Member Valencia reiterated the comments made by Council Member Wapner and Mayor pro Tem Dorst-Porada. He also reminded the public that Al Boling will stay as the City's Assistant City Manager.

Mayor Leon noted that the process could be by application, headhunter, and/or recommendation.

Mayor pro Tem Dorst-Porada stated that City Manager Boling should return with an item that provides the methods available to recruit for the position of a City Manager on a future agenda.

Council Member Wapner moved to direct City Manager Boling to hire a consultant to begin the search for a new City Manager and return with potential candidates to be interviewed.

Mayor Leon stated that he would not like to limit the recruitment to just a headhunter, he would like to open the recruitment to provide a broad spectrum of candidates. He also stated he would not like the consultant to be predisposed about the applicants for City Manager and asked that instead they provide the City Council with a broad spectrum of potential candidates.

Council Member Wapner specified he would like the consultant to use their expertise and provide qualified candidates and narrow the list down to two or three candidates for Council consideration.

Council Member Valencia stated his concern for the process to be transparent which will provide residents confidence that the City Council will select the most qualified candidate.

Mayor Leon specified he would not like to limit the potential candidates to just the consultant recommendation, he would also like to consider all applicants.

MOTION: Moved by Council Member Wapner, seconded by Council Member Valencia and carried by unanimous vote of those present, with Council Member Bowman absent to hire a consultant and begin the recruitment for the position of City Manager.

STAFF MATTERS

City Manager Boling expressed his appreciation for City Council's support over the past years and in making the decision to step down to Assistant City Manager. He stated that it was a difficult decision professionally. He expressed his gratitude for their understanding in allowing him to address his family's health matters.

COUNCIL MATTERS

Mayor pro Tem Dorst-Porada noted Facebook concerns regarding James Bryant Park. She stated that repairs are underway and reopening of the remodeled park is anticipated for June 1, 2017.

Council Member Wapner spoke about his wife as a brave and strong woman who felt her calling was to bring awareness about Huntington's Disease. He stated that for those who have expressed their desire to help, he asked for their prayers. He commented regarding Ms. Briggs concern regarding the proposed ballot measure in the City of Chino. He expressed his support for bringing an item forward during a future agenda to review the actions the Council can take moving forward.

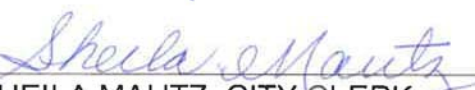
Council Member Valencia concurred with the request Council Member Wapner made to bring an item forward during a future agenda regarding the City of Chino's proposed development. He spoke about the impact the development will have on the City of Ontario residents living in the area where the proposed project will be developed. He stated the importance of reviewing the Environmental Impact Report that the City of Chino has passed and see if the comments made by the City of Ontario were ignored. He noted that Facebook has information about the proposed measure that will be voted on in July 2017. He expressed the importance of informing the neighbors and local businesses. He spoke about Briggs Park and the new scoreboard unveiled April 22, 2017 with the partnership of the Helpful Honda People. He stated that it was an amazing event and commended Honda for recognizing the importance of sports and children in the community.

Mayor Leon noted comments about the REAL Ontario issue at Benson and Philadelphia. He expressed his personal view regarding the comments made by the City of Ontario and stated that he believes it bears little weight on the Chino City Council. He suggested calling everyone in the City of Chino and bringing awareness to what is going on. He stated that he was glad the Chino City Council chose to let the residents vote on the proposed development rather than voting on the item themselves which gave everyone a chance to decide for themselves. He noted that May 5, 2017 will be the first performance of the Beauty and the Beast play done by Chaffey High School theater students. He noted the professional quality of their performances. He invited the City Council and the public to attend the Esperanza Scholarship Ceremonies May 20, 2017 at Chaffey High School at 6:00 p.m. They will be honoring 66 local students. He stated that Alex Espinosa from All Nations Real Estate has raised close to \$150,000 over the years for Esperanza. He noted the amazing home grown talent that will be performing.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 8:14 p.m. and announced the next regular meetings on Tuesday, May 16, 2017.

Respectfully submitted,


SHEILA MAUTZ, CITY CLERK

APPROVED:


PAUL S. LEON, MAYOR/CHAIRMAN