

**ONTARIO CITY COUNCIL/  
ONTARIO HOUSING AUTHORITY  
MINUTES  
November 21, 2017**

**JOINT MEETINGS**

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, November 21, 2017 at the Ontario City Hall, 303 East B Street, Ontario, California.

**CLOSED SESSION**

Mayor Leon called the City Council and Housing Authority meetings to order at 6:04 p.m., and inquired whether persons were present who wished to speak to the Closed Session item. Hearing no one, the City Council recessed to Closed Session at 6:04 p.m. for discussion of the following:

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *Briones v. City of Ontario, et al., U.S. District Court, Central District of California, Case No. 5:17-cv-590 DMG*
  
- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 1156 W. Holt Blvd; 1150 W. Holt Blvd; 1134 & 1136 W. Holt Blvd; 1124 W. Holt Blvd; 1108 W. Holt Blvd; 1102 W. Holt Blvd; 115 N. Mountain Ave; 142 N. Mountain Ave; 122 N. Mountain Ave; 122 N. Mountain Ave; 122 N. Mountain Ave; 1050 W. Holt Blvd; 1050 W. Holt Blvd; 1020 W. Holt Blvd; 1034 W. Holt Blvd; 1201 W. Holt Blvd; 1151 W. Holt Blvd; 1141 W. Holt Blvd; 1125 W. Holt Blvd; 1113 W. Holt Blvd; 1065 W. Holt Blvd; 1051 W. Holt Blvd; City/Authority Negotiator: Scott Ochoa or his designee; Negotiating parties: Larry James and Leticia Sarinana (1156 W. Holt Blvd.); John M. Culhane Trust (1150 W. Holt Blvd); Lorne and Angie Corradi (1134 & 1136 W. Holt Blvd; Lorne and Angie 1124 W. Holt Blvd; Rodolfo and Ana Elvira Gomez (1108 W. Holt Blvd); Henley Pacific SD LLC (1102 W. Holt Blvd); Walter and Janice Duong (115 N. Mountain Ave); TNS Family LLC (142 N. Mountain Ave); Rodolfo Medrano Jauregui (122 N. Mountain Ave); Rodolfo Medrano Jauregui (122 N. Mountain Ave); Rodolfo Medrano Jauregui (122 N. Mountain Ave); Guadalupe and Rodolfo Jauregui (1050 W. Holt Blvd); Guadalupe and Rodolfo Jauregui (1050 W. Holt Blvd); Ayad and Fatina Jaber (1020 W. Holt Blvd); Ayad and Fatina Jaber (1034 W. Holt Blvd); Riad and Tamer Bacily (1201 W. Holt Blvd); Tim and Donna Pfutzenreuter (1151 W. Holt Blvd); Holt Auto Center LLC (1141 W. Holt Blvd); Francisco Sandoval Jr. (1125 W. Holt Blvd); EMSET LLC (1113 W. Holt Blvd); G & M Gapco, LLC (1065 W. Holt Blvd); Paint Bucket Inc. (1051 W. Holt Blvd); Under negotiation: Price and terms of payment.

## CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council/Housing Authority meetings to order at 6:30 p.m., and requested the City Clerk call the roll.

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

**ABSENT:** Council/Authority Member: None

Also present were City Manager/Executive Director Scott Ochoa, City Attorney/Legal Counsel John Brown and City Clerk/Secretary Sheila Mautz.

The Pledge of Allegiance was led by *Cub Scout Troop 309, Ontario*.

Due to the absence of the Pastor, Mayor Leon called for a moment of silence in lieu of the Invocation.

## CLOSED SESSION REPORT

City Attorney Brown indicated that the matters listed on the agenda were discussed and direction was given to staff, however there was no reportable action.

## PUBLIC COMMENTS

*Peggi Hazlett*, representing the Ontario Chamber of Commerce, announced upcoming Chamber events including Small Business Saturday on November 25, 2017, Good Morning Ontario on December 6, 2017 and Vision 2018 on January 26, 2018. She wished the City Council and community a Happy Thanksgiving on behalf of the Chamber and its membership.

*Nancy Bumstead* welcomed City Manager Ochoa to the Community. She further announced that Bumstead Bicycles was hosting the “Sweet Taste of Giving” toy drive in support of Santa Claus of the Chaffey District, Inc. on November 29, 2017.

*Liz McAulis*, commented on the tragic death of a middle school student on October 31, 2017, in an accident at Grove and G Street and thanked the first responders for their efforts on behalf of the Torres family. She requested that the City consider lowering speed limits on Grove Avenue, providing more crossing guards, extending the hours of crossing guards and adding more police presence around schools in response to this accident.

## AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa indicated that with regard to Item No. 3 of this agenda a revised property list had been provided to the City Council at the dais. He noted that at the time the agenda was posted there were 85 outstanding liens totaling nearly \$25,000; but subsequently, fourteen owners had paid so only 71 remain for a total of \$20,315.34.

## CONSENT CALENDAR

**MOTION:** Moved by Council Member Bowman, seconded by Council Member Dorst-Porada and carried by unanimous vote to approve the Consent Calendar as presented.

### 1. APPROVAL OF MINUTES

Approved Minutes for the regular meeting of the City Council and Housing Authority of October 17, 2017, as on file in the Records Management Department.

### 2. BILLS/PAYROLL

Approved **Bills** for the period September 24, 2017 through October 7, 2017 in the amount of \$8,523,989.40 and **Payroll** for the period September 24, 2017 through October 7, 2017 in the amount of \$3,293,274.78, when audited by the Finance Committee.

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

City Council adopted a resolution 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. 2017-132** 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.

### 4. PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL STRUCTURAL PLAN CHECKING AND INSPECTION SERVICES/MC LEAN & SCHULTZ, INC.

City Council approved Professional Services Agreements with McLean & Schultz, Inc. of Brea, California, and Danken, Inc. of Ladera Ranch, California, to provide professional engineering structural plan check and inspection services; and authorized the City Manager to execute the contracts and to extend the agreements for up to four (4) additional one (1) year periods at the City's discretion, consistent with future budgets approved by the City Council.

**5. FISCAL YEAR 2017-18 FIRST BUDGET UPDATE REPORT**

City Council approved the budget adjustments and recommendations as listed in the Fiscal Year 2017-18 First Budget Update Report.

**6. AN LS-1 OPTION E AGREEMENT WITH SOUTHERN CALIFORNIA EDISON FOR STREET LIGHT REPLACEMENT**

City Council approved an LS-1 Option E Agreement with Southern California Edison (SCE) to replace SCE-owned street lights from High Pressure Sodium Vapour (HPSV) to Light Emitting Diode (LED) with no upfront cost to the City, and authorized the City Manager to execute the Agreement.

**7. REVISIONS TO THE COMPENSATION AND BENEFITS PROFILE FOR NON-REPRESENTED PART-TIME EMPLOYEES DUE TO INCREASES IN THE STATE'S MINIMUM WAGE**

City Council approved and authorized the City Manager to execute revisions to the Salary Schedule section and any non-substantive changes to update the current Compensation and Benefits Profile for employees in the non-represented Part-Time Employees Group to ensure compliance with the State of California's Labor Code regarding minimum wage changes effective January 2018; and authorized the City Manager to implement any future legally mandated changes to minimum wage rates to ensure ongoing legal compliance.

**8. AN ORDINANCE APPROVING AN AMENDMENT TO THE ONTARIO MUNICIPAL CODE, REESTABLISHING TITLE 4 (PUBLIC SAFETY), CHAPTER 13, TITLED "OFF-STREET PARKING PROHIBITIONS AND RESTRICTIONS"**

City Council considered and adopted an ordinance reestablishing Ontario Municipal Code Title 4 (Public Safety), Chapter 13, titled "Off-Street Parking Prohibitions and Restrictions." Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on November 7, 2017.

**ORDINANCE NO. 3083** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE ONTARIO MUNICIPAL CODE, REESTABLISHING CHAPTER 13 OF TITLE 4 (PUBLIC SAFETY), TO BE TITLED "OFF-STREET PARKING PROHIBITIONS AND RESTRICTIONS," AND MAKING FINDINGS IN SUPPORT THEREOF.

**9. A RESOLUTION APPROVING REVISIONS TO AN EXISTING LED FREEWAY SIGN WITHIN THE VIEW CORRIDOR OF THE ONTARIO CENTER SPECIFIC PLAN, LOCATED ON THE NORTH SIDE OF INTERSTATE 10 FREEWAY BETWEEN HAVEN AND MILLIKEN AVENUES (APN: 0210-211-23)**

City Council adopted a resolution approving File No. PSGN17-108, approving revisions to the freeway sign located within the view corridor of The Ontario Center Specific Plan.

**RESOLUTION NO. 2017-133** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSGN17-108, A SIGN PERMIT APPLICATION FOR REVISIONS TO AN EXISTING LED FREEWAY SIGN WITHIN THE VIEW CORRIDOR OF THE ONTARIO CENTER SPECIFIC PLAN, LOCATED ON THE NORTH SIDE OF INTERSTATE 10 FREEWAY, SOUTH OF INLAND EMPIRE BOULEVARD, BETWEEN HAVEN AND MILLIKEN AVENUES, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0210-211-23.

**10. PURCHASE OF A NEW REPLACEMENT POLICE HELICOPTER AND ASSOCIATED EQUIPMENT/AIRBUS HELICOPTERS/CNC TECHNOLOGIES/HANGAR ONE AVIONICS**

City Council authorized the City Manager to execute a sole source purchase contract with Airbus Helicopters, of Grand Prairie, Texas, in the amount of \$3,400,000 (includes sale tax) for the purchase of a new police helicopter (Model H125); and authorize the City Manager to execute a purchase agreement in the amount \$1,050,000 (includes sales tax) with CNC Technologies, of Ontario, California, for associated avionics equipment; and authorized the City Manager to execute a purchase agreement in the amount of \$1,000,000 (includes sales tax) with Hangar One Avionics, of Carlsbad, California, for the transfer and installation of the specialized avionics equipment; and authorized a \$50,000 contingency for the overall purchase and installation project.

**MOTION UNANIMOUSLY CARRIED:** Mayor Leon declared City Council Resolution Nos. 2017-132 and 2017-133 and Ordinance No. 3083 unanimously adopted.

**PUBLIC HEARINGS**

**11. A PUBLIC HEARING TO CONSIDER FILE NOS. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, AND PHP17-023, HISTORIC PROPERTY PRESERVATION AGREEMENTS FOR SIX DESIGNATED HISTORIC PROPERTIES**

City Council adopted resolutions approving and authorizing the City Manager to enter into Historic Property Preservation Agreements (Mills Act contracts) for the following properties:

- (A) File No. PHP17-013, 206 West Armsley Square (APN: 1047-343-08),
- (B) File No. PHP17-015, 227 East G Street (APN: 1048-243-20),
- (C) File No. PHP17-016, 128 East El Morado Court (APN: 1048-242-03),
- (D) File No. PHP17-019, 318 East Princeton Street (APN: 1047-543-33),
- (E) File No. PHP17-022, 123 East H Street (APN: 1048-252-40), and
- (F) File No. PHP17-023, 205 East Princeton Street (APN: 1047-531-29).

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

Mayor Leon noted that these properties dramatically improve the quality and appearance of our community.

**MOTION:** Moved by Mayor Leon, seconded by Council Member Dorst-Porada to adopt Resolution Nos. 2017-134, 2017-135, 2017-136, 2017-137, 2017-138, and 2017-139.

**RESOLUTION NO. 2017-134** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-013, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH JASON SMITH, SUSAN C. SMITH, KENNETH BAESKENS, AND ROBERTA BAESKENS, FOR THE PROPERTY LOCATED AT 206 WEST ARMSLEY SQUARE (APN: 1047-343-08).

**RESOLUTION NO. 2017-135** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-015, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH EELISHE TAYLOR AND GREGORY DEL FANTE, FOR THE PROPERTY LOCATED AT 227 EAST G STREET (APN: 1048-243-20).

**RESOLUTION NO. 2017-136** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-016, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH DANIEL AND JARED GARCIA, FOR THE PROPERTY LOCATED AT 128 EAST EL MORADO COURT (APN: 1048-242-03).

**RESOLUTION NO. 2017-137** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-019, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH MARK RIVAS, FOR THE PROPERTY LOCATED AT 318 EAST PRINCETON STREET (APN: 1047-543-33).

**RESOLUTION NO. 2017-138** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-022, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH ANGEL AND PAIGE HERNANDEZ, FOR THE PROPERTY LOCATED AT 123 EAST H STREET (APN: 1048-252-40).

**RESOLUTION NO. 2017-139** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-023, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH VINCENT POSTOVOIT AND ROSEMARY SALCES, FOR THE PROPERTY LOCATED AT 205 EAST PRINCETON STREET (APN: 1047-531-29).

12. **A PUBLIC HEARING TO CONSIDER A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, INCLUDING THE ADOPTION OF A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING PROGRAM, AND AN ORDINANCE FOR FILE NO. PSP15-002, A SPECIFIC PLAN (ARMSTRONG RANCH) REQUEST TO ESTABLISH LAND USE DESIGNATIONS, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES FOR 189.8 ACRES OF LAND, WHICH INCLUDES THE POTENTIAL DEVELOPMENT OF 891 DWELLING UNITS AND A 10-ACRE ELEMENTARY SCHOOL SITE. THE PROJECT SITE IS BOUNDED BY RIVERSIDE DRIVE TO THE NORTH, CHINO AVENUE TO THE SOUTH, CUCAMONGA CREEK CHANNEL TO THE EAST, AND VINEYARD AVENUE TO THE WEST (APNS: 0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45, 0218-111-49 AND 0218-111-50)**

City Council adopted a resolution approving the Environmental Impact Report prepared for File No. PSP15-002, including the adoption of a Statement of Overriding Considerations and the Mitigation Monitoring Program, and introduce and waive further reading of an ordinance approving the Armstrong Ranch Specific Plan (File No. PSP15-002).

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.  
There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak.

*Josh Borgeouis*, noted their previous comment letter protesting the draft environmental impact report and reiterated their desire that the draft EIR be redrafted and recirculated.

*Mike White*, representing the applicant, thanked staff and noted that they believe their project will be a great addition to the New Model Colony.

Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Valencia and carried by unanimous vote to adopt Resolution No. 2017-140 and introduce and waive further reading of Ordinance No. 3084.

**RESOLUTION NO. 2017-140** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE ARMSTRONG RANCH SPECIFIC PLAN, FILE NO. PSP15-002, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PLAN (APNS: 0218-101-01, 02, 03, 04, 05, 06, 07, 08, 0218-102-10, 11, 0218-111-04, 05, 06, 0218-111-10, 11, 12, 0218-111-45 AND 0218-111-49, 50).

**ORDINANCE NO. 3084** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ARMSTRONG RANCH SPECIFIC PLAN (FILE NO. PSP15-002), TO ESTABLISH LAND USE DESIGNATIONS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE IMPROVEMENTS FOR 189.8 GROSS ACRES OF LAND, WHICH INCLUDES THE POTENTIAL DEVELOPMENT OF 891 DWELLING UNITS AND A 11.6 GROSS ACRE ELEMENTARY SCHOOL. THE PROJECT SITE IS BOUNDED BY RIVERSIDE DRIVE TO THE NORTH, CHINO AVENUE TO THE SOUTH, VINEYARD AVENUE TO THE WEST AND THE CUCAMONGA CREEK FLOOD CONTROL CHANNEL TO THE EAST, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45, 0218-111-49 AND 0218-111-50.

13. **A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND BROOKCAL ONTARIO, LLC, FOR THE DEVELOPMENT OF UP TO 48 SINGLE FAMILY AND 217 MULTI-FAMILY RESIDENTIAL UNITS (FILE NO. PMTT17-002/TT18937) ON 23.66 ACRES OF LAND WITHIN THE LOW MEDIUM DENSITY RESIDENTIAL (LMDR) DISTRICT OF PLANNING AREA 7 OF THE AVENUE SPECIFIC PLAN, GENERALLY LOCATED AT THE NORTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD (APN: 0218-201-18)**

City Council introduced and waived further reading of an ordinance approving a Development Agreement (File No. PDA15-003) between the City of Ontario and Brookcal Ontario, LLC, to establish the terms and conditions for the development of Tentative Tract Map 18937 (File No. PMTT17-002).

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.



There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Bowman, seconded by Council Member Valencia and carried by unanimous vote to introduce and waive further reading of Ordinance No. 3085.

**ORDINANCE NO. 3085** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND BROOKCAL ONTARIO, LLC, FOR THE DEVELOPMENT OF UP TO 48 SINGLE FAMILY AND 217 MULTI-FAMILY RESIDENTIAL UNITS (FILE NO. PMTT17-002/TT18937) ON 23.66 ACRES OF LAND FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD, WITHIN THE LOW MEDIUM DENSITY RESIDENTIAL (LMDR) DISTRICT OF PLANNING AREA 7 OF THE AVENUE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-201-18.

14. **A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND LOYOLA PROPERTIES 1, LP, FOR THE POTENTIAL DEVELOPMENT OF UP TO 587 RESIDENTIAL UNITS (FILE NO. PMTT16-021/TPM 19787) ON 76.68 ACRES OF LAND WITHIN HIGH DENSITY RESIDENTIAL (HDR) DISTRICT OF PLANNING AREAS 7 AND 8 OF THE GRAND PARK SPECIFIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF ONTARIO RANCH ROAD AND ARCHIBALD AVENUE (APN: 0218-241-31)**

City Council introduced and waived further reading of an ordinance approving a Development Agreement (File No. PDA17-001), between the City of Ontario and Loyola Properties 1, LP, to establish the terms and conditions for the development of Tentative Parcel Map 19787 (File No. PMTT16-021).

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Valencia and carried by unanimous vote to introduce and waive further reading of Ordinance No. 3086.

**ORDINANCE NO. 3086** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FILE NO. PDA17-001, BETWEEN THE CITY OF ONTARIO AND LOYOLA PROPERTIES 1, LP, FOR THE POTENTIAL DEVELOPMENT OF UP TO 587 RESIDENTIAL UNITS (FILE NO. PMTT16-021/PM 19787) ON 76.68 ACRES OF LAND WITHIN HIGH DENSITY RESIDENTIAL (HDR) DISTRICT OF PLANNING AREAS 7 AND 8 OF THE GRAND PARK SPECIFIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF ONTARIO RANCH ROAD AND ARCHIBALD AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-241-31.

#### **ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**

15. **A RESOLUTION AUTHORIZING THE ISSUANCE OF MULTIFAMILY HOUSING BONDS AND APPROVING RELATED BOND DOCUMENTS FOR THE ACQUISITION AND REHABILITATION OF SEASONS AT ONTARIO SENIOR APARTMENTS, LOCATED AT 955 NORTH PALMETTO AVENUE; AND AN AGREEMENT FOR THE SECOND AMENDED GROUND LEASE, AND THE FIRST LOAN MODIFICATION AGREEMENT**

That the following actions be taken by the respective bodies:

- (A) City Council approved a resolution authorizing the issuance of multifamily housing revenue bonds in an amount not to exceed \$8,000,000 for the purpose of financing the acquisition and rehabilitation of Seasons at Ontario Senior Apartments (“the Project”), approving and authorizing the execution and delivery of any and all documents necessary to issue the bonds and implement the resolution, and ratifying and approving any action heretofore taken in connection with the bonds; and
- (B) Ontario Housing Authority Board (Authority) approved a resolution for the Second Amended Ground Lease Agreement and the First Loan Modification Agreement.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote to adopt Resolution Nos. 2017-141 and OHA-095.

**RESOLUTION NO. 2017-141** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS RELATED TO THE FINANCING OF SEASONS AT ONTARIO APARTMENTS, AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS, AND APPROVING ACTIONS IN CONNECTION THEREWITH.

**RESOLUTION NO. OHA-095** A RESOLUTION OF THE BOARD OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AGREEMENT WITH LINC ONTARIO APARTMENTS, LP, TO SECOND AMEND THE GROUND LEASE FOR THE SEASONS SENIOR AFFORDABLE HOUSING PROJECT.

## **STAFF MATTERS**

City Manager Ochoa wished the community a Happy Thanksgiving and noted that City Hall would be closed both Thursday and Friday, November 23 and 24, 2017. He also noted that there would be a one day delay in trash service due to the holiday.

Mayor Leon thanked former City Manager, now Assistant City Manager Al Boling, for his service as City Manager. He noted that he was thankful that Mr. Boling was staying on with the City and presented him a plaque of recognition.

Al Boling thanked the City Council for the opportunity to serve as City Manager for the last four years. He indicated that he was grateful that they had allowed him to step back into the role of Assistant City Manager and thanked them on behalf of his family. He thanked and acknowledged City staff for their dedication and support, and noted some of the accomplishments of the last couple years including the transfer of the airport to local control, increased jobs, new housing projects, all while maintaining and growing the level of public safety service. He expressed special thanks to Cindy Antillon, Executive Assistant to the City Manager, for her dedicated support of three past City Managers and now the fourth City Manager, Scott Ochoa.

## **COUNCIL MATTERS**

Council Member Dorst-Porada noted that it is canning season at Graber Olives and suggested that the local product makes good gifts and good earthquake food. She announced the December 1, 2017 Tree Lighting Ceremony and the December 2, 2017 Christmas on Euclid event.

Mayor pro Tem Wapner noted the passing of Steve Vasquez, Judy Wapner's brother and a volunteer in the community. He asked that this meeting be adjourned in his memory.

Council Member Bowman noted Logan's Candy as a local and long-time downtown business, and he encouraged the community to go by and watch them make holiday candy. He also noted the lights downtown are beautiful and wished everyone a Happy Thanksgiving.

Council Member Valencia expressed thanks to the Police Department and especially the Chief and Deputy Chief for the recent "Coffee with a Cop" at McDonalds. He also noted the upcoming Black Friday shopping experience and encouraged everyone to pick up a toy for the "Spark of Love" toy drive.

Mayor Leon noted the comments by *Liz McAulis* and stressed the importance of personal safety when accessing public streets. He also thanked *Unidos por la Musica* for their efforts in giving away hundreds of turkeys for Thanksgiving.

**ADJOURNMENT**

Mayor Leon adjourned the meetings of the Joint Agencies at 7:03 p.m. in memory of Steve Vazquez and announced the next regular meetings to be held on Tuesday, December 5, 2017.

Respectfully submitted,

  
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

  
PAUL S. LEON, MAYOR/CHAIRMAN