

**ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
December 5, 2017**

JOINT MEETINGS

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, December 5, 2017 at the Ontario City Hall, 303 East B Street, Ontario, California.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council/Housing Authority meetings to order at 6:32 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 Council Member Valencia.

Associate Pastor Jack Freeman, The Light of the World Church, provided the Invocation.

PUBLIC COMMENTS

Johan & Omar Cuevas Ramirez, addressed the issue of street vendors and requested that the Council consider adopting an ordinance allowing them. The brothers spoke of their recent conversations with City Code Enforcement staff, and explained their understanding of the difficult issues that Code Enforcement deals with as well as the need to protect the public's health and safety. They want to help vendors be able to work and provide an income for their families.

Daisy Zamacona, Ramiro De La Torre, Giovanni Aguilar, Carla Valdavia, from De Anza Middle School, made a presentation on their school project which was to develop a proposed way to address the dangers to pedestrians while crossing Euclid Avenue near De Anza Park. Their project suggested the construction of a bridge over Euclid Avenue somewhere between Acacia Street and Budd Street to decrease the potential dangers.

Kevin Fugate, Ontario Professional Firefighters Association Local 1430, invited the City Council and the community to participate in the annual ABC 7 Toys for Tots, Stuff a Bus event on Friday, December 8 from 4:30 a.m. to 6:00 p.m. at the Mathis Brothers parking lot. He noted that the Ontario event has been so successful in receiving donated toys that they are able to provide some to other fire departments. The toys are then passed out to students at every school in the Ontario-Montclair School District.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa requested that the Council consider adjourning this meeting in memory of City employee Guy Admire, who died in an automobile accident on the way to work, Friday December 1. Guy, a Combination Building Inspector, was well-liked by those who worked with him in the Building Department as well as those who came in contact with him. He will be missed.

CONSENT CALENDAR

MOTION: Moved by Council Member Bowman, seconded by Council Member Valencia 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 November 7, 2017, as on file in the Records Management Department.

2. BILLS/PAYROLL

Approved **Bills** in the amount of \$10,343,826.98 for the period October 8, 2017 through October 21, 2017 and **Payroll** in the amount of \$3,264,207.12 for the period October 8, 2017 through October 21, 2017, when audited by the Finance Committee.

3. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 19721 LOCATED AT THE NORTHWEST CORNER OF MISSION BOULEVARD AND GROVE AVENUE

City Council adopted a resolution approving an improvement agreement, improvement security and Final Parcel Map No. 19721 located at the northwest corner of Mission Boulevard and Grove Avenue.

RESOLUTION NO. 2017-142 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 19721, LOCATED AT THE NORTHWEST CORNER OF MISSION BOULEVARD AND GROVE AVENUE.

4. A COOPERATIVE AGREEMENT WITH THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR THE SAN BERNARDINO VALLEY COORDINATED TRAFFIC SIGNAL SYSTEM OPERATION AND MAINTENANCE PROJECT

City Council approved a Cooperative Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) for the San Bernardino Valley Coordinated Traffic Signal System (SBVCTSS) Operation and Maintenance Project within the City of Ontario; and authorized the City Manager to execute said agreement and any future amendments within the City Council approved budget.

5. A RESOLUTION ORDERING THE SUMMARY VACATION OF AN EASEMENT FOR STORM DRAIN PURPOSES

City Council adopted a resolution ordering the summary vacation of an easement for storm drain purposes lying within Parcel 3 of Parcel Map No. 19612, generally located at the southwest corner of the intersection of Fourth Street and the Cucamonga Creek Channel within the Meredith International Specific Plan.

RESOLUTION NO. 2017-143 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE SUMMARY VACATION OF AN EASEMENT FOR STORM DRAIN PURPOSES.

6. A RESOLUTION ORDERING THE SUMMARY VACATION OF A PORTION OF INLAND EMPIRE BOULEVARD AND RECONVEYANCE OF THE CITY'S INTEREST THEREIN

City Council adopted a resolution ordering the summary vacation of a portion of Inland Empire Boulevard from Vineyard Avenue to approximately 1,940 feet east and reconveyance of the City's interest therein.

RESOLUTION NO. 2017-144 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A PORTION OF INLAND EMPIRE BOULEVARD AND RECONVEYANCE ANY OF THE CITY'S INTEREST THEREIN.

7. ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT, ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III), AND AUTHORIZE THE ASSOCIATED LEVY OF SPECIAL TAXES AND ADOPT A RESOLUTION TO INCUR BONDED INDEBTEDNESS

City Council:

- (A) Accepted written petitions from The New Home Company Southern California LLC, a Delaware limited liability company located in Aliso Viejo, California, Taylor Morrison of California, LLC, a California limited liability company located in Irvine, California, and CDG Park Place Venture, LLC, a Delaware limited liability company located in Newport Beach, California, to create a community facilities district, and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
- (B) Adopted a Resolution of Intention to establish City of Ontario Community Facilities District No. 26 (Park Place Facilities Phase III) (the “CFD”), 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, January 16, 2018; and
- (C) Adopted a Resolution to Incur Bonded Indebtedness of proposed Community Facilities District No. 26 (Park Place Facilities Phase III).

RESOLUTION NO. 2017-145 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. 26 (PARK PLACE FACILITIES PHASE III), AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES.

RESOLUTION NO. 2017-146 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO INCUR BONDED INDEBTEDNESS OF THE PROPOSED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III).

8. A DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT WITH CLDFI REMINGTON, LLC (CAPROCK)

City Council authorized the City Manager to execute a Development Impact Fee Credit and Reimbursement Agreement with CLDFI Remington, LLC (Caprock) for the construction of public infrastructure in the Colony Commerce Center West project.

9. AWARD OF PUBLIC WORKS CONTRACTS FOR CONCRETE REPAIR AND MAINTENANCE; AND INSTALLATION OR RECONSTRUCTION OF WHEELCHAIR RAMPS SERVICES

City Council took the following actions:

- (A) Authorized the City Manager to execute a three-year Public Works Contract for Contract No. SM1718-1 with CT&T Concrete Paving, Inc. located in Diamond Bar, California, for an annual estimated cost of \$664,507;
 - (B) Authorized the City Manager to execute a three-year Public Works Contract for Contract No. SM1718-3 with C.J. Concrete Construction, Inc. located in Santa Fe Springs, California, for an annual estimated cost of \$175,000; and
 - (C) Authorized the addition of future service areas and the option to extend the contracts for up to two one-year periods consistent with the City Council approved budgets.
- 10. AN ORDINANCE APPROVING 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 considered and adopted an ordinance approving the Armstrong Ranch Specific Plan (File No. PSP15-002). Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on November 21, 2017.

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.

- 11. 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 considered and adopted an ordinance approving a Development Agreement (File No. PDA15-003), on file with the Records Management Department) 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). Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on November 21, 2017.

ORDINANCE NO. 3085 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, 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.

- 12. 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 considered and adopted an ordinance approving a Development Agreement (File No. PDA17-001), on file with the Records Management Department, 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). Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on November 21, 2017.

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.

13. PROCUREMENT OF NIGHT VISION TECHNOLOGY AND EQUIPMENT

City Council authorized the City Manager to execute a sole source procurement with Aardvark Tactical of La Verne, California, in the amount not to exceed \$287,000 for the purchase of 20 night vision equipment packages and related accessories.

14. A RESOLUTION AUTHORIZING THE EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO, INLAND EMPIRE UTILITIES AGENCY, CUCAMONGA VALLEY WATER DISTRICT AND MONTE VISTA WATER DISTRICT CREATING THE CHINO BASIN WATER BANK PLANNING AUTHORITY

City Council adopted a resolution authorizing the City Manager to execute a Joint Exercise of Powers Agreement, subject to non-substantive changes, by and between the City of Ontario, Inland Empire Utilities Agency, Cucamonga Valley Water District and Monte Vista Water District creating the Chino Basin Water Bank Planning Authority (Planning Authority).

RESOLUTION NO. 2017-147 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND INLAND EMPIRE UTILITIES AGENCY, CUCAMONGA VALLEY WATER DISTRICT, AND MONTE VISTA WATER DISTRICT.

MOTION UNANIMOUSLY CARRIED. Mayor Leon declared City Council Resolution Nos. 2017-142, 2017-143, 2017-144, 2017-145, 2017-146 and 2017-147 and Ordinance Nos. 3084, 3085 and 3086 unanimously adopted.

PUBLIC HEARING

15. CONSIDERATION OF A SPENDING PLAN FOR CITIZEN'S OPTION FOR PUBLIC SAFETY / ENHANCING LAW ENFORCEMENT ACTIVITIES SUBACCOUNT GRANT PROGRAM

City Council received public comment for the Fiscal Year 2017-18 Citizen's Option for Public Safety (COPS) / Enhancing Law Enforcement Activities Subaccount (ELEAS) Grant; and approved the proposed spending plan.

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

There are 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 Wapner and carried by unanimous vote to approve the proposed spending plan.

STAFF MATTERS

City Manager Ochoa thanked the City Council, public safety and public works for their support in cleaning up after the ongoing winds. He also reminded the community of the Reindeer Run on Saturday, December 9, 2017, at 8:30 a.m. in the parking lot of the Arena.

COUNCIL MATTERS

Council Member Dorst-Porada thanked Development Director Hassan Haghani for his recent presentation to the Ontario Heritage group. She also announced that the Noel Committee was inviting everyone to join them on December 16, 2017, at the Jack Mercer Bandstand for the Holiday Sing from 6:00 p.m. to 9:00 p.m.

Mayor pro Tem Wapner had no comments.

Council Member Bowman commented on efforts of the non-profit Christmas on Euclid Experience in offering the Christmas Tree Lighting at Town Square and the beauty of the Christmas decorations along Euclid Avenue.

Council Member Valencia commended the Police and Fire Departments for their work on a rescue he witnessed on Saturday evening. He commented that he was glad to say that Ontario puts public safety first to save citizens' lives.

Mayor Leon concurred that Ontario's safety personnel do a spectacular job. He offered prayers to his home town of Ojai, California, who are dangerously close to a wildfire. He thanked the community for prayers for his wife who is now feeling better. He noted a recent event he witnessed with the Police Department and commended them on their professionalism in working to control the situation. He also noted that the City has sent firefighters to assist with the fires in Ventura. He commended the junior high school students who attended this meeting for their courage in coming to the City Council with their school project idea.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 6:55 p.m. in memory of Guy Admire, City employee of the Building Department, and announced the next regular meetings to be held on Tuesday, December 19, 2017.

Respectfully submitted,



SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:



PAUL S. LEON, MAYOR/CHAIRMAN