

CITY OF ONTARIO
CITY COUNCIL AND HOUSING AUTHORITY
AGENDA
NOVEMBER 6, 2012

Paul S. Leon
Mayor

Sheila Mautz
Mayor pro Tem

Alan D. Wapner
Council Member

Jim W. Bowman
Council Member

Debra Dorst-Porada
Council Member



Chris Hughes
City Manager

John E. Brown
City Attorney

Mary E. Wirtes, MMC
City Clerk

James R. Milhiser
Treasurer

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 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.
- Comments will be limited to 3 minutes. 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 chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

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.

(EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)

CALL TO ORDER (*OPEN SESSION*)

6:00 p.m.

ROLL CALL

Mautz, Wapner, Bowman, Dorst-Porada, Mayor/Chairman Leon

CLOSED SESSION PUBLIC COMMENT The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be 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 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
One (1) or more cases: City of Los Angeles/Los Angeles World Airports (LAWA).

In attendance: Mautz, Wapner, Bowman, Dorst-Porada, Mayor/Chairman Leon

PLEDGE OF ALLEGIANCE

Council Member Wapner

INVOCATION

Pastor David Horn, BCC Life Changing Ministries

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

6:30 p.m.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 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.

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.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

1. APPROVAL OF MINUTES

Minutes for the regular meeting of the City Council and Housing Authority of October 2, 2012 and approving same as on file in the Records Management Department.

2. BILLS/PAYROLL

Bills September 23, 2012 through October 6, 2012 and **Payroll** September 23, 2012 through October 6, 2012, when audited by the Finance Committee.

3. A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATIONS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) RUBBERIZED PAVEMENT PROGRAM

That the City Council adopt a resolution authorizing submittal of grant applications to the Department of Resources Recycling and Recovery (CalRecycle) Rubberized Pavement Program pursuant to Sections 42872 and 42873 of the Public Resources Code; and authorize the City Manager to execute said application and any other documents required by the grant program.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A \$250,000 GRANT APPLICATIONS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY RUBBERIZED PAVEMENT GRANT PROGRAM PURSUANT TO SECTIONS 42872 AND 42873 OF THE PUBLIC RESOURCES CODE.

4. GRANT APPLICATION FOR \$18.0 MILLION OF FEDERAL AVIATION ADMINISTRATION (FAA) FUNDS FOR LAND ACQUISITION AND RELOCATION PURPOSES IN THE QUIET HOME PROGRAM AREA

That the City Council authorize the City Manager, or his designee, to:

- (A) Submit and execute a \$18.0 million FAA grant application (on file with the Records Management Department);
- (B) Accept and execute the future FAA grant agreement, any future grant amendments and grant implementation documents; and
- (C) Submit and execute the future Grant Implementation Plan (GIP) and Letter Agreement to secure the required \$4.5 million matching grant from Los Angeles World Airports (LAWA).

5. GRANT APPLICATION FOR \$18.0 MILLION OF FEDERAL AVIATION ADMINISTRATION (FAA) FUNDS FOR RESIDENTIAL SOUND INSULATION PURPOSES IN THE QUIET HOME PROGRAM AREA

That the City Council authorize the City Manager, or his designee, to:

- (A) Submit and execute a \$18.0 million FAA grant application (on file with the Records Management Department);
- (B) Accept and execute the future FAA grant agreement, any amendments and all grant implementation documents; and
- (C) Submit and execute the future Grant Implementation Plan (GIP) and Letter Agreement to secure the required \$4.5 million matching grant from Los Angeles World Airports (LAWA).

6. ONTARIO HOUSING AUTHORITY ANNUAL REPORT FOR FISCAL YEAR 2011-12

That the Board of the Ontario Housing Authority ("Authority") approve the Authority Annual Report for Fiscal Year 2011-2012 ("Annual Report"), and authorize the Executive Director to transmit to the California Department of Housing and Community Development the final Annual Report as required by State law.

7. A PURCHASE AGREEMENT FOR THE ACQUISITION OF AVIATION HIGH DEFINITION CAMERA SYSTEMS UNDER THE URBAN AREA SECURITY INITIATIVE GRANT/FLIR SYSTEM, INC.

That the City Council authorize the City Manager to negotiate and execute a purchase agreement with FLIR System, Inc. of Wilsonville, Oregon, for the acquisition of two High Definition (HD) Camera Systems in the amount of \$510,000; and authorize any future amendments to the agreement up to the approved grant award.

8. CONSTRUCTION CONTRACTS FOR 1333 AND 1425 SOUTH BON VIEW AVENUE STORM WATER MITIGATION, SITE LIGHTING AND SECURITY IMPROVEMENTS/R.I.C. CONSTRUCTION CO./MIJAC ALARM

That the City Council:

- (A) Award Construction Contract Nos. PS1112-3 and PS1011-5 to R.I.C. Construction Co., Inc., of Hesperia, California, in the amount of \$1,299,998 plus a 15% contingency (\$195,000) for a total of \$1,494,998;
- (B) Award a contract to Mijac Alarm, of Rancho Cucamonga, California, in the amount of \$134,000 plus a 15% contingency (\$20,100) for a total of \$154,100 for security equipment installation; and
- (C) Authorize the City Manager to execute said contracts (on file in the Records Management Department); and file notices of completion at the conclusion of all construction activities related to the Storm Water Mitigation and Site Lighting and Security Improvements at 1333 and 1425 South Bon View Avenue.

COUNCIL MATTERS

Mayor Leon
Mayor pro Tem Mautz
Council Member Wapner
Council Member Bowman
Council Member Dorst-Porada

STAFF MATTERS

City Manager Hughes

ADJOURNMENT

**CITY OF ONTARIO
CLOSED SESSION REPORT**

City Council / / Housing Authority / / Other / / (GC 54957.1)
November 6, 2012

ROLL CALL: Mautz __, Wapner __, Bowman __, Dorst-Porada __
Mayor / Chairman Leon __.

STAFF: City Manager / Executive Director __, City Attorney __

- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
One (1) or more cases: City of Los Angeles/Los Angeles World Airports (LAWA).

In attendance: Mautz __, Wapner __, Bowman __, Dorst-Porada __, Mayor / Chairman Leon __

No Reportable Action

Continue

Approved

/ /

/ /

/ /

Disposition: _____

Reported by: _____
City Attorney / City Manager / Executive Director

CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION:
CONSENT CALENDAR

SUBJECT: A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATIONS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) RUBBERIZED PAVEMENT PROGRAM

RECOMMENDATION: That the City Council adopt a resolution authorizing submittal of grant applications to the Department of Resources Recycling and Recovery (CalRecycle) Rubberized Pavement Program pursuant to Sections 42872 and 42873 of the Public Resources Code; and authorize the City Manager to execute said application and any other documents required by the grant program.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The subject grant provides for reimbursement to the City of up to \$250,000 in Fiscal Year 2012-13 to supplement the cost for using rubberized asphalt.

BACKGROUND: The Department of Resources Recycling offers grant programs to promote markets for rubberized pavement products derived from one hundred percent (100%) recycled California-generated waste tires. The Rubberized Pavement Program is designed to encourage use of rubberized pavement, which utilizes crumb rubber from recycled tires. CalRecycle provides funding on a competitive basis to local governments which are reimbursed for a portion of the cost to use rubberized asphalt. Grant fund reimbursement is determined by the amount of rubberized asphalt placed and the cost differential for rubberized asphalt versus conventional asphalt. Matching funds are not required; and the grant submittal deadline is December 4, 2012.

STAFF MEMBER PRESENTING: Louis Abi-younes, P. E., City Engineer

Prepared by: Bill Braun
Department: Engineering

City Manager
Approval: 

Submitted to Council/O.H.A. 11/06/2012

Approved: _____

Continued to: _____

Denied: _____

3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A \$250,000 GRANT APPLICATIONS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY RUBBERIZED PAVEMENT GRANT PROGRAM PURSUANT TO SECTIONS 42872 AND 42873 OF THE PUBLIC RESOURCES CODE.

WHEREAS, Public Resources Code sections 40000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle), to administer various Grant Programs in furtherance of the State of California's efforts to reduce, recycle and reuse solid waste generated in the State thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ontario authorizes the submittal of applications to CalRecycle for Rubber Asphalt Concrete grant program.

BE IT FURTHER RESOLVED that the City Manager, or his designee is hereby authorized and empowered to execute in the name of the City of Ontario all grant documents, including but not limited to, applications, agreements and requests for payment, necessary to secure grant funds and implement the approved grant project; and

BE IT FURTHER RESOLVED that these authorizations are effective for five (5) years from the date of adoption of this resolution.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 6th day of November 2012.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2012- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held November 6, 2012 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2012- duly passed and adopted by the Ontario City Council at their regular meeting held November 6, 2012.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION:
CONSENT CALENDAR

SUBJECT: GRANT APPLICATION FOR \$18.0 MILLION OF FEDERAL AVIATION ADMINISTRATION (FAA) FUNDS FOR LAND ACQUISITION AND RELOCATION PURPOSES IN THE QUIET HOME PROGRAM AREA

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to:

- (A) Submit and execute a \$18.0 million FAA grant application (on file with the Records Management Department);
- (B) Accept and execute the future FAA grant agreement, any future grant amendments and grant implementation documents; and
- (C) Submit and execute the future Grant Implementation Plan (GIP) and Letter Agreement to secure the required \$4.5 million matching grant from Los Angeles World Airports (LAWA).

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City Fiscal Health
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: The potential grant funding could total \$22.5 million with \$18.0 million coming from the FAA and \$4.5 million (20% matching grant) to be received from LAWA through their collection of passenger facilities fees. The FAA and LAWA will provide all grant funding necessary to implement the land acquisition and relocation projects under the future grants. There will be no impact to the City's General Fund.

BACKGROUND: To continue the on-going implementation of the Quiet Home Program's voluntary land acquisition/relocation efforts near the airport, the City must submit a formal grant application to secure new funding for federal fiscal year 2013. Typically, the FAA notifies potential grant recipients of application status in spring or summer. If any FAA funding is awarded, staff will submit a GIP to LAWA to secure the corresponding grant matching grant.

STAFF MEMBER PRESENTING: Brent Schultz, Housing & Neighborhood Revitalization Director

Prepared by: Sigfrido G. Rivera
Department: Housing Agency

City Manager
Approval: 

Submitted to Council/O.H.A. 11/06/2012

Approved: _____

Continued to: _____

Denied: _____

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The combined \$22.5 million in FAA and LAWA grant funds will be used to conduct a voluntary acquisition/relocation project consisting of approximately 69 parcels and relocation of over 300 residents from the neighborhoods just west and south of Ontario International Airport (see attached map). All acquisition and relocation activities will be conducted in compliance with the Uniform Relocation Assistance and Real Property Acquisition Act.

Since 1994, the Quiet Home Program has acquired 242 properties totaling 52 acres and expended approximately \$68.0 million in FAA and LAWA grant funds. Through implementation of the program, approximately 1,100 residents have been relocated from noise impacted neighborhoods located closest to the airport. Staff estimates that 90 parcels remain to be acquired. Currently, staff is implementing a 15-property land acquisition and relocation project, which its acquisition component is about 50 percent complete. If the subject FAA grant is awarded and all targeted properties are acquired, there will be about 20 properties remaining to be acquired under the City's Quiet Home Program.

CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION:
CONSENT CALENDAR

SUBJECT: GRANT APPLICATION FOR \$18.0 MILLION OF FEDERAL AVIATION ADMINISTRATION (FAA) FUNDS FOR RESIDENTIAL SOUND INSULATION PURPOSES IN THE QUIET HOME PROGRAM AREA

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to:

- (A) Submit and execute a \$18.0 million FAA grant application (on file with the Records Management Department);
- (B) Accept and execute the future FAA grant agreement, any amendments and all grant implementation documents; and
- (C) Submit and execute the future Grant Implementation Plan (GIP) and Letter Agreement to secure the required \$4.5 million matching grant from Los Angeles World Airports (LAWA).

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City Fiscal Health
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: The potential grant funding could total \$22.5 million with \$18.0 million coming from the FAA and \$4.5 million (20% matching grant) to be received through LAWA through their collection of passenger facilities fees. The FAA and LAWA will provide all grant funding necessary to implement the residential sound insulation project under the future grants. There will be no impact to the City's General Fund.

BACKGROUND: To continue the on-going implementation of the Quiet Home Program's voluntary land acquisition, relocation, and sound insulation efforts near the airport, the city must submit a formal grant application to secure new funding for federal fiscal year 2013.

STAFF MEMBER PRESENTING: Brent Schultz, Housing & Neighborhood Revitalization Director

Prepared by: Sigfrido G. Rivera
Department: Housing Agency

City Manager
Approval: 

Submitted to Council/O.H.A. 11/6/2012

Approved: _____

Continued to: _____

Denied: _____

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Typically, the FAA notifies potential grant recipients of the grant status in spring or summer. If the FAA grant is awarded, staff will submit a GIP to LAWA to secure the required 20 percent in grant matching funds.

The combined \$22.5 million in FAA and LAWA grant funds will be used to sound insulate approximately 750 additional houses under a project known as Phase 11. The proposed project area is generally bounded on the north by State Street, on the south by Francis Street, on the west by Vine Avenue, and on the east by Bon View Avenue (see attached Boundary Map).

Currently, program staff is preparing to open bids on the first group of 98 homes under Phase 10. This phase may include up to 250 homes and construction could be completed in Spring, 2014. If all Phase 11 grant funding is secured in 2013, staff anticipates that construction work could start in fall, 2013 and be completed in 2015. The estimated construction budget for Phase 11 could be up to approximately \$18.0 million. When Phase 10 and 11 are completed, staff estimates that approximately 50 homes would remain to be sound insulated through the program.

Sound insulation work typically includes the installation of acoustic doors and windows, heating, air conditioning and ventilation systems, attic insulation, vent baffles, and other noise-reducing improvements, as deemed necessary. Although these improvements help enhance the quality of life of the participating residents, they also help eliminate certain health and safety hazards. This is accomplished through removal of defective wall heaters, furnaces and unsafe electrical wiring from sound insulation work areas and installation of new electrical panels, smoke detectors and security bar modifications to windows to allow emergency egress. All sound insulation work is done at no cost to the homeowners.

Since 1994, the Quiet Home Program has sound insulated 1,379 houses, expended approximately \$38.0 million in FAA and LAWA grant funds, and improved the quality of life for approximately 5,200 City residents.

Boundary Map
Ontario Quiet Home Program
Proposed Residential Sound Insulation Project Area

Part 150 65 db CNEL

State Street

LA/Ontario
International
Airport

Mission Blvd.

Euclid Ave.

Vine Ave.

Bon View Park

De Anza Park

Bon View Ave.

Francis St.



Legend

- FAA Noise Eligibility Funding Contour
- Proposed Project Area



CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION:
CONSENT CALENDAR

SUBJECT: ONTARIO HOUSING AUTHORITY ANNUAL REPORT FOR FISCAL YEAR 2011-12

RECOMMENDATION: That the Board of the Ontario Housing Authority ("Authority") approve the Authority Annual Report for Fiscal Year 2011-2012 ("Annual Report"), and authorize the Executive Director to transmit to the California Department of Housing and Community Development the final Annual Report as required by State law.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: None.

BACKGROUND: In accordance with Health and Safety Code ("HSC") Sections 34328 and 34328.1, the OHA must prepare a complete report of its activities during the previous fiscal year. The Annual Report must be filed with the City Clerk and submitted to the California Department of Housing and Community Development ("HCD") after Board approval.

The Staff has prepared the OHA Annual Report to comply with the requirements of HSC Sections 34328, 34328.1, and 34312.3, which require the following information:

- HSC Section 34312.3 requires that the annual report provide a complete report of activities taken during the prior fiscal year;
- HSC 34312.3 requires that housing authorities show compliance with the following requirements:

STAFF MEMBER PRESENTING: Brent Schultz, Housing & Neighborhood Revitalization Director

Prepared by: Julie Bjork

Department: Housing

City Manager

Approval: 

Submitted to Council/O.H.A. 11/6/2012

Approved: _____

Continued to: _____

Denied: _____

- Minimum amount of housing units affordable to lower income households in housing projects assisted; and
- Documentation regarding any minimum and maximum rent requirements for lower income households pursuant to State and Federal requirements.
- HSC 34328.1 requires data on termination of tenancies due to domestic violence in housing authority units and summary of actions taken by housing authorities to address termination of tenancies resulting from domestic violence.

All of the Authority's properties meet all of the affordability requirements.



ONTARIO HOUSING AUTHORITY

Annual Report for Fiscal Year 2011-2012

**Prepared by the
Ontario Housing Authority
208 West Emporia Street
Ontario, CA 91762
(909) 395-2006**

**Ontario Housing Authority
Annual Report for FY 2011-2012**

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ONTARIO HOUSING AUTHORITY

Annual Report for Fiscal Year 2011- 2012

I. INTRODUCTION

Pursuant to California Health and Safety Code (“HSC”) 34328, all housing authorities must file annually with their respective City or County Clerk and with the California Department of Housing and Community Development (“HCD”) a report (“Annual Report”) of its activities for the preceding year.

A. ANNUAL REPORT CONTENTS

This Annual Report has been developed to comply with the reporting requirements of HSC 31312.3 and 34328.1, including:

- i. To provide a complete report of activities during FY 2011-12 including: any bond issuances; loans, or finance agreements that the Ontario Housing Authority (“Authority”) has entered into; and properties acquired, sold, developed, rehabilitated, or leased;
- ii. To report on compliance with the requirements of HSC 34312.3 such as the minimum amount of housing units affordable to lower income households in projects assisted by the Authority, and establishment of base rents and/or maximum rental payments for lower income households; and
- iii. To document any domestic violence tenancy terminations or Section 8 voucher terminations as required by HSC 34328.1

II. AUTHORITY ACTIVITIES SUBJECT TO HSC 34328

Pursuant to HSC Section 34312.3, the Authority must provide a complete report of its activities taken during the prior fiscal year, which includes bonds, loans, and financing agreements for multifamily rental projects.

A. TRANSFER OF HOUSING ASSETS OF THE FORMER ONTARIO REDEVELOPMENT AGENCY (“AGENCY”) TO THE AUTHORITY

As part of the dissolution of redevelopment agencies under AB 1x 26, the City of Ontario (“City”), acting as the Successor Agency to the former Agency, transferred Agency’s housing assets and functions to the Authority. All of the transfers were approved by the Oversight Board of the Successor Agency on May 17, 2012.

B. BONDS FOR MULTI-FAMILY HOUSING

During FY 11-12, the Authority did not issue any bonds.

C. LOANS FOR MULTI-FAMILY HOUSING

During FY 11-12, the following loans were entered into between the City and the Authority for the acquisition and substantial rehabilitation of multi-family housing units:

Address	Funding Source	Original Amount
1165 W. Hollowell Street	HOME	\$370,272.00
	Neighborhood Stabilization Program 3 (NSP3)	\$613,716.00
	TOTAL	\$983,988.00
1164 W. Vesta Street	HOME	\$740,544.00
	Neighborhood Stabilization Program 3 (NSP3)	\$181,121.00
	TOTAL	\$922,655.00

The above referenced notes are zero percent interest demand notes that are due and payable upon demand by the City at the time the properties are no longer providing very low-, low-, and moderate-income housing.

In addition, the following loans agreements were amended between the City and the Authority:

Address	Funding Source	Original Amount	Revised Amount	Difference
228 N. Begonia	HOME	\$526,608.00	\$351,072.00	(\$175,536.00)
231 N. Begonia	HOME	\$0.00	\$175,536.00	\$175,536.00
	TOTAL	\$526,608.00	\$526,608.00	\$0.00

The above referenced notes are also zero percent interest demand notes that are due and payable upon demand by the City at the time the properties are no longer providing affordable housing for very low-, low-, and moderate-income persons.

The following loans were transferred from the Agency to the Authority during FY 2011-12 as part of the dissolution of redevelopment agencies:

AUTHORITY LOANS RECEIVABLE		
Loans Receivable (Loans transferred to the Authority from the Agency)		
Loan Receivable Type	Number of Outstanding Loans	Value
Down Payment Assistance Loans	129	\$2,334,367.30
Homeowner Rehabilitation Loans	26	\$325,453.96
Single Family Development Loans	8	\$808,009.21
Multi-Family Development Loans	1	\$3,718,680.00
SUBTOTAL	164	\$7,186,510.47

D. FINANCING AGREEMENTS

During FY 11-12, the financing agreements shown on the table on the following page were modified between the City and the Authority:

Address	Funding Source	Original Amount	Revised Amount	Difference
209 N. Begonia	LMIHF	\$268,320.00	\$95,338.57	(\$172,981.43)
216 N. Begonia	LMIHF	\$172,679.00	\$145,022.46	(\$27,656.54)
217 N. Begonia	LMIHF	\$194,885.00	\$213,076.41	\$18,191.41
222 N. Begonia	LMIHF	\$312,892.00	\$307,135.92	(\$5,756.08)
223 N. Begonia	LMIHF	\$415,785.00	\$402,815.96	(\$12,969.04)
228 N. Begonia	LMIHF	\$489,184.00	\$653,820.16	\$164,636.16
231 N. Begonia	LMIHF	\$327,267.00	\$167,081.58	(\$160,185.42)
305 N. Begonia	LMIHF	\$215,933.00	\$235,319.46	\$19,386.46
307, 309, 311 W. Francis St.	LMIHF	\$788,128.00	\$965,462.48	\$177,334.48
TOTAL		\$3,185,073.00	\$3,185,073.00	\$0.00

All of the above agreements were grants issued in previous years by the Agency to the Authority. These grants were provided to the Authority for providing very low-, low-, and moderate-income housing units for 55 years. These past grants, however, had to be modified by the City, acting as the Successor Agency to the former Agency to complete the ongoing substantial rehabilitation of these developments during FY 2011-12.

E. AUTHORITY OWNED ASSETS

The Authority owns 70 rental units, a mobile home park consisting of three privately owned homes, three sites that have long term ground leases for affordable housing, and various parcels for future housing development.

Listed below is a list of the Authority owned real estate assets:

Authority Owned Assets			
Development Name	Site Address	APN	Current Use
Emporia In-Fill Site	401 W. Holt Blvd.	1049-051-01	Vacant Land
	401 W. Holt Blvd.	1049-051-02	
	113 S. Vine Ave.	1049-051-03	
	205 1/2 S. Vine Ave.	1049-052-03	
	210 S. Fern Ave.	1049-052-04	
	215 S. Vine Ave.	1049-052-05	
	415 W. Transit St.	1049-052-09	
	209 S. Vine Ave.	1049-052-06	
	205 S. Vine Ave.	1049-052-07	
	205 S. Vine Ave.	1049-052-08	
	201 S. Vine Ave.	1049-052-10	
	325 W. Transit St.	1049-054-02	
	301 W. Transit St.	1049-054-03	
	303 W. Emporia St.	1049-059-07	
Euclid In-Fill	110 E. Maitland St.	1049-511-03	Vacant Land
	1004 S. Euclid Ave.	1049-563-10	
	1325 S. Euclid Ave.	1049-531-02	
	1329 S. Euclid Ave.	1049-531-01	
Homeless Continuum of Care Permanent Housing Units (Begonia Apartments, Francis Apartments,	Begonia Apartments (209, 216, 217, 222, 223, 228, 231, and 305 N. Begonia Ave.)	1010-521-15, -18, -14, -19, -13, -20, -12, -11	Affordable Housing
	Francis Apartments (307-311 W. Francis St.)	1050-371-24	

Authority Owned Assets			
Development Name	Site Address	APN	Current Use
and Guadalupe Residence)	Guadalupe Residence (411 and 412 N. Parkside St)	1048-452-10 and 1048-451-18	
Ideal Mobile Home Park	905 E. Holt Blvd.	1048-481-08	Affordable Housing
Infill Housing	115-115 1/2 S. Sultana Ave.	1049-091-11	Vacant Land
	4th and Cucamonga	1048-131-52	Vacant Land
Mission and Oakland Infill Housing	908 S. Oakland Ave.	1049-323-12	Vacant Land
	908 S. Oakland Ave.	1049-323-13	
	905 - 907 S. San Antonio Ave.	1049-323-06	
	911 S. San Antonio Ave.	1049-323-07	
	911 S. San Antonio Ave.	1049-323-08	
Mountain View Senior Apartments Phase II	511 N. Palmetto Ave.	1010-461-11	Ground Lease
Ontario Town Square C-1	334 N. Euclid Ave.	1048-551-01	Vacant Land
	127 E. "C" St.	1048-551-03	
	312 N. Euclid Ave.	1048-551-05	
	316 N. Euclid Ave.	1048-551-06	
	318, 320, 322 N. Euclid Ave.	1048-551-07	
	326 N. Euclid Ave.	1048-551-08	
	330 N. Euclid Ave.	1048-551-09	
Ontario Town Square B-1	C St. Parking Lot	1048-552-15	Vacant Land
	208, 210, 214, 216, 220, 222, 224, 226, and 228 N. Euclid Ave.	1048-552-16	
	240 N. Euclid Ave.	1048-552-17	
	200 N. Euclid Ave.	1048-552-19	
Ontario Town Square A-1	128 N. Euclid Ave.	1048-553-01	Vacant Land
	115 N. Lemon Ave.	1048-553-05	
	127 E. Holt Blvd.	1048-553-06	
	123 E. Holt Blvd.	1048-553-07	
	121 E. Holt Blvd.	1048-553-08	
	115 E. Holt Blvd.	1048-553-09	
	110 N. Euclid Ave.	1048-553-10	
	110 N. Euclid Ave.	1048-553-11	
	110, 110 1/2, 112, 114 N. Euclid Ave.	1048-553-12	
	112 N. Euclid Ave.	1048-553-13	
	118 N. Euclid Ave.	1048-553-14	
	122 N. Euclid Ave.	1048-553-15	
Palm Terrace Senior Apartments	1449 E. D St.	0110-254-78	Ground Lease
Seasons at Gateway	955 N. Palmetto Ave	1010-141-08	Ground Lease
Vesta Apartments	1164 W. Vesta St.	1010-521-02	Affordable Housing

F. DEVELOPED AND/OR REHABILITATED HOUSING PROJECTS

During this reporting period, the Authority rehabilitated the following housing projects:

i. FRANCIS STREET APARTMENTS (307-311 WEST FRANCIS STREET)

The property located at 307-311 West Francis Street is a 15-unit apartment building with all two-bedroom apartments. Rehabilitation work was begun in March 2011 and completed in January 2012.

Affordability covenants restrict two (2) units to very low-income tenants, those at or below 50% of area median income, eight (8) units to low-income tenants, (80% of area median income) and five (5) units to moderate-income tenants, (at or below 120% of area median income).

During FY 2011-2012, \$387,048.61 in LMIHF monies was spent for this project. At the end of the reporting period, 14 of the 15 units at this location were occupied.

ii. 209 NORTH BEGONIA AVENUE



This foreclosed and abandoned four-plex was acquired in June 2009 utilizing NSP funds. The rehabilitation was funded through NSP, NSP3, and LMIHF. Rehabilitation was begun in March 2011 and was completed in January of 2012.

Affordability covenants restrict one unit to very low-income tenants (at or below 50% of area median income) and three units to moderate-income tenants (at or below 120% of area median income).

During FY 2011-2012, a total of \$242,142.10 was spent for this project (\$17,780.34 of NSP funds, \$18,448.76 of LMIHF, and \$205,913 of NSP3 funds). At the end of the reporting period, two of the four units at this location were occupied.

iii. 216 NORTH BEGONIA AVENUE

This four-plex was acquired in September 2009, utilizing NSP funds. The rehabilitation was funded through NSP, NSP3, and LMIHF. Rehabilitation was begun in March 2011 and was completed in January of 2012.

Affordability covenants restrict two units to very low-income tenants (at or below 50% of area median income) and two units to moderate-income tenants (at or below 120% of area median income).

During FY 2011-2012, a total of \$240,258.86 was spent for this project (\$55,914.13 of NSP funds, \$136,107.91 of LMIHF, and \$48,236.82 of NSP3 funds). At the end of the reporting period, two of the four units at this location were occupied.

iv. 217 NORTH BEGONIA AVENUE

This four-plex was acquired in June 2010 utilizing HOME funds. The rehabilitation was completed with HOME and LMIHF. Rehabilitation was begun in June 2011 and was completed in January 2012.

Affordability covenants restrict all four units to low-income tenants (at or below 80% of area median income).

During FY 2011-2012, a total of \$444,057.76 was expended on this project (\$253,463.15 of HOME funds and \$190,594.61 of LMIHF). At the end of the reporting period, all four of the units at this location were occupied.

v. 222 NORTH BEGONIA AVENUE

This four-plex was acquired in April 2010 utilizing with HOME funds. The rehabilitation was completed using HOME, NSP3, and LMIHF. Rehabilitation was begun in June 2011 and was completed in January 2012.

Affordability covenants restrict one unit to very low-income tenants (at or below 50% of area median income) and three units for low-income tenants (at or below 80% of AMI).



During FY 2011-2012, a total of \$454,409.50 was spent for this project (\$13,949.95 of HOME funds, \$136,211.19 of NSP3 funds, and \$304,248.36 of LMIHF). At the end of the reporting period, all four of the units at this location were occupied.

vi. 223 NORTH BEGONIA AVENUE

This four-plex was acquired in January 2010 utilizing NSP funds. The rehabilitation was completed using HOME, NSP, NSP3, and LMIHF. Rehabilitation was begun in March 2011 and was completed in January of 2012.

Affordability covenants restrict one unit to low-income tenants (at or below 80% of area median income) and three units to moderate-income tenants (at or below 120% of area median income).

During FY 2011-2012, a total of \$311,822.57 was spent for this project (\$266,548.45 of LMIHF, \$11,723.46 of HOME funds, and \$33,550.66 of NSP3 funds). At the end of the

reporting period, two of the four units were occupied. In addition, one unit at this location is reserved for a client with a Shelter + Care voucher.

vii. 228 NORTH BEGONIA AVENUE



This property was acquired in May 2010 utilizing HOME funds. The rehabilitation of the property was completed with HOME and LMIHF. Rehabilitation was begun in June 2011 and was completed in January of 2012.

Affordability covenants restrict two units to low-income tenants (at or below 80% of area median income) and two units to moderate income (at or below 120% of area median income).

During FY 2011-2012, a total of \$465,411.61 was spent for this project (\$-161,863.77 of HOME funds and \$627,275.38 of LMIHF). At the end of the reporting period, three of the four units at this location are occupied. Adjustments were made to the HOME and LMIHF amounts for this project in order to provide an additional low-income housing unit in a one-story design.

viii. 231 NORTH BEGONIA AVENUE

This foreclosed and abandoned property was acquired in May 2009 utilizing NSP funds. The rehabilitation was completed with NSP, HOME, NSP3, and LMIHF. Rehabilitation was begun in March 2011 and was completed in January of 2012.

Affordability covenants restrict one unit to very low-income tenants (at or below 50% of area median income), one unit to low income (80% of area median income), and two units to moderate-income tenants (at or below 120% of area median income).



During FY 2011-2012, a total of \$284,582.40 was spent for this project (\$21,343.59 of NSP funds, \$175,536 of HOME funds, \$61,448.47 of LMIHF, and \$26,254.34 of NSP3 funds). At the end of the reporting period, three of the four units at this location were occupied.

ix. 305 NORTH BEGONIA AVENUE

This property was acquired in June 2010 utilizing HOME funds. The rehabilitation was completed with HOME and LMIHF. Rehabilitation was begun in June 2011 and completed in January 2012.

Affordability covenants restrict four units to low-income tenants (at or below 80% of area median income).

During FY 2011-2012, a total of \$437,187.31 was expended on this project (\$223,523.28 of HOME funds and \$213,664.03 of LMIHF). At the end of the reporting period, all four units at this location were occupied.



G. SPECIAL PROGRAMS

During this reporting period, the Authority also was one of the lead agencies in operating the Ontario Homeless Continuum of Care. Listed below is a description of the operated the following special programs:

i. Ontario Homeless Continuum of Care

Through a partnership with the City of Ontario and Mercy House Transitional Living Centers, the Authority is implementing Ontario's Homeless Continuum of Care, which has been designed to provide a comprehensive homeless strategy to assist homeless individuals and families in becoming self-sufficient. Listed below are the accomplishments since the program was approved in 2005:

- a. Temporary Intake Center: Opened the temporary Intake Center that provides the entry point for individuals and families into the Continuum and access to other homeless services and/or at risk for homelessness services. Mercy House serves approximately 300 clients on a monthly basis at this location;
- b. Transitional Housing Facility: Opened Assisi House a 34 bed transitional housing facility that provides beds for single-men, single-women, and women with children. Mercy House operates this facility;
- c. Permanent Housing Units: Acquired and substantially rehabilitated 62 units of permanent affordable housing, which provides a priority for residency to homeless clients that have been served by Mercy House and/or other City-funded homeless providers;
- d. Project Gateway: Worked in conjunction with the County of San Bernardino Department of Behavioral Health and the Housing Authority of the County of San Bernardino to implement Project Gateway. Project Gateway provides 12 project based vouchers to homeless individuals and families within the Continuum's inventory of

permanent housing units. Through this program, participants pay approximately 30% of their income for rent. Supportive housing services, including mental health services, are provided through Mercy House and Department of Behavioral Health to assist participants in successfully maintaining their housing and improving other skills necessary to ensure their housing stability. During this reporting period, eight families were assisted through this program;

- e. Temporary Homeless Service Area: Decreased the chronic homeless population at the Temporary Homeless Service Area from over 400 to 5 persons. and
- f. Homeless Prevention and Rapid Re-Housing: Utilizing the Homeless Prevention and Rapid Re-Housing Program funding, 526 persons were assisted in securing housing utilizing either homeless prevention and/or rapid re-housing services.

III. HOUSING COMPLIANCE

As set forth by HSC Sections 34328 and 34328.1, the Authority is required to:

- Show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income in projects assisted by the Authority, and document established base rents and/or maximum rental payment for lower income households; and
- Document any domestic violence tenancy or Section 8 voucher termination as required by HSC Section 34328.1.

A. HOUSING AFFORDABILITY REQUIREMENT

Pursuant to HSC Section 34312.3, not less than 20 percent of the units assisted by the Authority, or 15 percent in targeted areas, as defined by Section 103(b) (12)(A) of Title 26 of the United States Code, must be affordable to persons of low income. Of that amount, not less than on-half must be available to persons of very low-income, if the housing development is financed by bonds.

As shown in the table on the following page, the Authority complies with the established affordability requirements of HSC Section 34312.3

Multi-Family Residential Real Estate Assets (Owned or assisted by the Authority)							
Project Name	Location	Funding Source	Building Owner	Project Type	Affordability Restrictions		
					VL	Low	Total
Homeless Continuum of Care Permanent Housing Units (Begonia Apartments) ¹	209, 216, 217, 222, 223, 228, 231, and 305 N. Begonia Ave.	HOME, LMIHF, NSPI, and NSP3	Authority	Family Rental	12	15	32
Homeless Continuum of Care Permanent Housing Units (Francis Apartments) ²	307, 309, 311 W. Francis St.	HOME and LMIHF	Authority	Family Rental	5	8	15
Ideal Mobile Home Park	905 E. Holt Blvd.	LMIHF	Authority	Family Rental	3	0	3
Mountain View Senior Apartments Phase II (Ground Lease)	511 N. Palmetto Ave.	LIHTC, LMIHF, and Private Financing	Ontario Housing Investors II, LP	Senior Rental	16	4	20
Palm Terrace Senior Apartments (Ground Lease)	1449 E. D St.	HOME and Section 202	D Street Senior Housing, Inc.	Senior Rental	48	0	48
Vesta Apartments (Under Construction)	1164 W. Vesta St.	HOME and NSP3	Authority	Family Rental	0	4	4
TOTAL					84	31	122
Percentages					69%	25%	100%

¹ Seven moderate income units are being assisted through Project Gateway and other rental subsidies, which allows those units to be classified as very low-income units pursuant to Section 34312.3(c)(6)(A)

² Three moderate income units are being assisted through Project Gateway, which allows those units to be classified as very low-income units pursuant to Section 34312.3(c)(6)(A)

Multi-Family Residential Real Estate Assets (Transferred to the Authority from the former Agency)							
Project Name	Location	Funding Source	Building Owner	Project Type	Affordability Restrictions		
					VL	Low	Total
Homeless Continuum of Care Permanent Housing Units (Guadalupe Residence) ¹	411 and 412 N. Parkside St.	LMIHF	Authority Leased to Mercy House Living Center	Family Rental	1	0	15
Seasons at Gateway (Ground Lease)	955 N. Palmetto	LIHTC, LMIHF, Tax Exempt Bonds, HOME, LMIHF, NSP1, and NSP3	Ontario Senior Housing, LP	Senior Housing	62	18	80
TOTAL					63	18	95
Percentages					66%	19%	100%

¹ One moderate income unit is being assisted through another rental subsidies, which allows those units to be classified as very low-income units pursuant to Section 34312.3(c)(6)(A)

B. MINIMUM AND MAXIMUM RENTS

HSC Section 34312.3 establishes a set of guidelines to determine base and maximum rents that a housing authority can charge for units reserved for lower income households. According to HSC Section 34312.3, “rental payments... shall not exceed the amount derived by multiplying 30 percent time 50 percent of the median adjusted for family size, as determined pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f).” At this time, the Authority has not established a schedule of base rental payment.

Listed in the table below are the maximum gross rents that were established for 2012:

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Extremely Low Income (30% of AMI)	\$332	\$380	\$427	\$475	\$513
Very Low Income (50% of AMI)	\$554	\$633	\$712	\$791	\$854
Low Income (80% of AMI)	\$665	\$760	\$854	\$950	\$1,025
Moderate Income (120% of AMI)	\$1,218	\$1,393	\$1,566	\$1,741	\$1,880

In general, the above rental amounts are calculated as follows:

- For extremely low income units, the maximum rental amount is the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.
- For very low income units, the maximum rental amount is the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- For moderate-income units, the maximum rental amount is the product of 30 percent time 110 percent of the area median income adjusted for family size appropriate for the unit.

IV. DOMESTIC VIOLENCE

State law requires that a housing authority annually disclose data related to domestic violence incidents in units owned or operated by the housing authority. Specifically, the data must include:

- Data on termination of tenancies and/or Section 8 vouchers of victims of domestic violence in housing authority units; and
- Summary of steps taken by the housing authority to address any termination of tenancies and/or Section 8 vouchers of victims of domestic violence.

The Authority did not terminate tenancies for any reason in FY 2011-12. In the future, information on any terminations of this kind will be presented under separate cover to protect the privacy of the parties involved.

CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION:
CONSENT CALENDAR

SUBJECT: A PURCHASE AGREEMENT FOR THE ACQUISITION OF AVIATION HIGH DEFINITION CAMERA SYSTEMS UNDER THE URBAN AREA SECURITY INITIATIVE GRANT

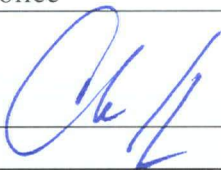
RECOMMENDATION: That the City Council authorize the City Manager to negotiate and execute a purchase agreement with FLIR System, Inc. of Wilsonville, Oregon, for the acquisition of two High Definition (HD) Camera Systems in the amount of \$510,000; and authorize any future amendments to the agreement up to the approved grant award.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: On February 7, 2012, the City Council approved the acceptance of a grant award of \$975,000 provided through the Riverside Urban Area Security Initiative (RUASI) grant. The grant spending plan allocated \$510,000 toward the acquisition of HD camera systems for the Regional Aviation Video Downlink Project.

BACKGROUND: The City Council approved the spending plan for the FY 2011 UASI Grant Program which includes the purchase of HD aviation video camera systems as an extension of the FY 2009 RUASI Regional Aviation Downlink System to provide real-time aerial imagery from law enforcement aviation assets operated by the RUASI member agencies. FLIR Systems, Inc. is one of the two providers of equipment for the entire regional project and conforms to existing wiring infrastructure and training standards. The equipment specific to this request will be supplied to the County and City of Riverside Law Enforcement Aviation Units. The use of HD camera components has dramatically increased the intelligence gathering capabilities for both the downlink system and the onboard Tactical Flight Officer, improving situational awareness and safety for first responders covered by the RUASI group.

STAFF MEMBER PRESENTING: Eric Hopley, Chief of Police

Prepared by: Donna Bailey
Department: Police
City Manager Approval: 
Approval: _____

Submitted to Council/O.H.A. 11/6/2012
Approved: _____
Continued to: _____
Denied: _____

CITY OF ONTARIO

Agenda Report
November 6, 2012

SECTION: CONSENT CALENDAR

SUBJECT: CONSTRUCTION CONTRACTS FOR 1333 AND 1425 SOUTH BON VIEW AVENUE STORM WATER MITIGATION, SITE LIGHTING AND SECURITY IMPROVEMENTS

RECOMMENDATION: That the City Council:

- (A) Award Construction Contract Nos. PS1112-3 and PS1011-5 to R.I.C. Construction Co., Inc., of Hesperia, California, in the amount of \$1,299,998 plus a 15% contingency (\$195,000) for a total of \$1,494,998;
- (B) Award a contract to Mijac Alarm, of Rancho Cucamonga, California, in the amount of \$134,000 plus a 15% contingency (\$20,100) for a total of \$154,100 for security equipment installation; and
- (C) Authorize the City Manager to execute said contracts (on file in the Records Management Department); and file notices of completion at the conclusion of all construction activities related to the Storm Water Mitigation and Site Lighting and Security Improvements at 1333 and 1425 South Bon View Avenue.

COUNCIL GOALS: Develop Strategies and Take Action, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health

Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The recommended R.I.C. Construction contract is \$1,299,998 plus a fifteen percent (15%) contingency of \$195,000, for a total of \$1,494,998 and the Mijac Alarm contract is \$134,000 plus a fifteen percent (15%) contingency of \$20,100, for a total of \$154,100. The Fiscal Year 2012-13 Capital Improvement Program Budget includes sufficient appropriations in the Utilities Capital Project Funds for the construction of the Storm Water Mitigation and Site Lighting and Security Improvements. There is no impact to the General Fund.

BACKGROUND: The Water Quality Management Plan (WQMP) for the Ontario Municipal Services Center (OMSC) was adopted in November 2011 in response to State Order (NPDES CAS618036) and

STAFF MEMBER PRESENTING: Scott Burton, Utilities General Manager
Mark Chase, Community and Public Services Director

Prepared by: Vern Stiner
Department: Public Services

City Manager
Approval: 

Submitted to Council/O.H.A. _____

Approved: _____

Continued to: _____

Denied: _____

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requires the installation of a vegetated bioswale and clarifiers to address treatment of storm water runoff and pollutants from within the facility. The proposed parking lot lighting addresses the need for minimum site security lighting (two foot candle power minimum) in employee and public parking lots along the Bon View Avenue frontage at the OMSC.

Staff worked with Robert Borders and Associates to prepare and develop construction drawings and specifications for the onsite storm water runoff and parking lot lighting and security for both the 1333 and 1425 South Bon view properties. The Storm Water Mitigation Improvements consist of the installation of a water retention/treatment basin (bioswale) to collect water from the 1333 South Bon View Avenue property, ADA path of travel between the 1333 South Bon View (North) Parking Lot and the 1425 Administration Building, and two storm water interceptors (clarifiers) with one located at the southwest corner of 1425 South Bon View Avenue and one located at the east entrance to the OMSC (Cucamonga Avenue). The Parking Lot/Site Lighting and Security Improvements consist of the installation of parking lot lighting, security cameras and access control at both the 1333 and 1425 South Bon View frontage parking lots.

In July 2012, the City solicited bids for the Construction of the Storm Water Mitigation – Parking Lot Lighting and Security. On August 28, 2012 nine (9) bids were received. R.I.C. Construction Co., Inc. was the lowest responsible bidder, met all the required specifications and based on their proposal, credentials, and favorable references, staff recommends award of contract to R.I.C. Construction Co. Inc. of Hesperia, California.

<u>Vendor</u>	<u>Location</u>	<u>Proposed Amount</u>
R.I.C. Construction Co. Inc.	Hesperia, CA	\$1,299,998
Jergensen Construction	Oak Hills, CA	\$1,392,020
AVA Builders, Inc.	Sun Valley, CA	\$1,488,024
DRP National, Inc.	West Covina, CA	\$1,688,835
Stronghold Engineering, Inc.	Riverside, CA	\$1,779,114
Adams Mallory Construction Co. Inc.	Placentia, CA	\$1,846,575
NEI Contracting and Engineering, Inc.	Chula Vista, CA	\$1,879,244
Minako America Corporation	Gardena, CA	\$2,170,700
G2K Construction, Inc.	Agoura Hills, CA	\$2,550,355

Resolution 2010-007 on February 2, 2010, identifies Mijac Alarm as a City's "sole source" vendor for the installation of the security cameras and access control hardware and software for City facilities. As a result, staff recommends award of a contract for the related services at the 1333 and 1425 South Bon View facilities. The new security improvements will be incorporated with the recent security camera and access control improvements installed along the east side (Cucamonga Avenue) of the OMSC.

The improvements have been reviewed pursuant to the California Environmental Quality Act (CEQA) and have been determined to be categorically exempt pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures) of CEQA.