

**ONTARIO CITY COUNCIL  
ONTARIO HOUSING AUTHORITY  
MINUTES  
APRIL 2, 2013**

**JOINT MEETINGS**

Regular meetings of the Ontario City Council and Ontario Housing Authority were held on Tuesday, April 2, 2013, at the Ontario City Hall, 303 East B Street, Ontario, CA.

**CLOSED SESSION**

The Mayor called the City Council/ Housing Authority meetings to order at 6:00 p.m., and inquired whether persons were present who wished to speak to the Closed Session items. Hearing none, he advised that all members were present and thereupon adjourned to Closed Session for discussions as follow:

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS:  
Property: southeast corner of Holt Boulevard and Euclid Avenue, APN: 1049-061-01, 02 and 03; and southeast corner of Lemon Avenue and Transit Street, APN: 1049-064-01, 02, 03, 4 and 05; City/Authority Negotiator: Chris Hughes or his designee; Negotiating parties: Westates De Oro LLC; Under negotiation: Price and terms of payment.
- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:  
One (1) or more cases: City of Los Angeles/Los Angeles World Airports (LAWA).

**CALL TO ORDER**

The Mayor called the City Council/ Housing Authority meetings to order at 6:36 p.m., and requested the City Clerk to call the roll.

<b>PRESENT:</b>	Mayor/ Chairman	Paul S. Leon
	Mayor pro Tem/ Vice Chairman	Jim W. Bowman
	Council/ Authority Members:	Alan D. Wapner, Debra Dorst-Porada and Paul Vincent Avila
<b>ABSENT:</b>	Council/Authority Members:	None

Also present were City Manager/Executive Director Chris Hughes, City Attorney John Brown and Assistant City Clerk/ Secretary Vicki Kasad.

The Pledge of Allegiance was led by Council Member Avila.

The Invocation was provided by *Pastor Mike Urciuoli*, Calvary Chapel Ontario.

## **CLOSED SESSION REPORT**

City Attorney Brown advised that there was no reportable action from Closed Session.

## **AGENCY REVIEW/ ANNOUNCEMENTS**

City Manager Hughes advised Council Members there were no announcements.

## **PUBLIC COMMENT**

Henry Lopez expressed concern with trash and debris at the shopping center in the 1800 block of South Euclid, suggesting that the trash may be there because the Cardenas market did not have sufficient trash cans. He suggested the placement of trash cans in the shopping center to reduce the problem. He also commended the Police and Fire departments for responding to and returning phone calls about complaints; noting, however, that he does not get the same response from the street department or code enforcement. Mayor Leon indicated that he was familiar with the shopping center in question and noted that in some instances the issue is that there are multiple private owners so a number of people are responsible for maintenance and upkeep.

Nancy Bumstead, Library Board Member, invited everyone to attend the J.R. Martinez author speaking event on April 10, 2013 at the Ontario Convention Center from 6:30 to 7:30 p.m. She detailed Mr. Martinez's life story and encouraged everyone to attend. She thanked Library staff for coordinating the public author event and noted there will be seating for 2,500 and standing room accommodations for another 200 people.

## **SPECIAL CEREMONIES**

### **PRESENTATION BY CHINO BASIN WATER CONSERVATION DISTRICT**

Mayor Leon advised that through the cooperative efforts of local water agencies, the City is working to help conserve water and make the best use of this precious resource. The City recently completed converting irrigation systems to use recycled water at Veterans Memorial Park which will save over 35 acre-feet of potable water each year—enough to serve 70 households. The program used available grant funding in a partnership with the Chino Basin Water Conservation District. He introduced Ms. Kati Parker, President of the Board of Directors of the Chino Basin Water Conservation District to present the City with a check for \$17,000.

Ms. Parker explained that the check reimburses the City for a portion of the retrofit project costs. The funds come from a grant program which benefits public parks and schools; and was recently expanded to include private schools. She discussed the history of the District which was created in 1949 by local citrus farmers. Ms. Parker

noted that the District presented the City with a check two years ago for \$62,000 for retrofitting five other parks, so to date the City has been reimbursed \$79,000 by the District. She stressed that recycled water is 100% water conservation. She thanked the Council for the opportunity to partner with Ontario and introduced District board members: Margaret Hamilton, Al Yoakum, and Henry Dehaun; and presented a check for \$17,000 to the Council.

## **JOINT AGENCIES CONSENT CALENDAR**

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Bowman, the Joint Agencies approved the following Consent Calendar items as recommended.

### **1. APPROVAL OF MINUTES**

Approved the Minutes for the regular meeting of the City Council and Housing Authority of March 5, 2013, and approving same as on file in the Records Management Department.

### **2. BILLS/PAYROLL**

Approved the Bills for the period February 24, 2013 through March 9, 2013 in the amount of \$8,516,561.54 and Payroll for the period February 24, 2013 through March 9, 2013 in the amount of \$2,293,398.12, when audited by the Finance Committee.

### **3. A RESOLUTION SUPPORTING THE LEAGUE OF CALIFORNIA CITIES PROPOSED AMENDMENTS TO LEAGUE BYLAWS**

City Council adopted a resolution supporting the League of California Cities proposed amendments to League Bylaws designed to ensure responsiveness to the membership's interests by establishing criteria relating to (1) the submittal of resolutions to the League for General Assembly consideration and (2) the authority for the League Board's to take a position on a statewide ballot measure.

**RESOLUTION NO. 2013-029** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, SUPPORTING THE LEAGUE OF CALIFORNIA CITIES PROPOSED AMENDMENTS TO LEAGUE BYLAWS.

### **4. A PROFESSIONAL SERVICES AGREEMENT FOR FINANCIAL AUDIT SERVICES/ LANCE, SOLL & LUNGHARD, LLP**

City Council authorized the City Manager to execute a three year professional services agreement (on file with the Records Management Department) with the accounting firm of Lance, Soll & Lunghard, LLP, of Brea, California, in the amount of \$233,530 to perform annual auditing services for the City of Ontario,

the Ontario Housing Authority, and the Successor Agency of the former Redevelopment Agency; and authorized extension of the agreement for up to two additional years subject to City Council approved budgets.

**5. APPROVAL OF BOND FINANCING TEAM FOR INVESTMENT BANKING AND LEGAL SERVICES FOR ANY FUTURE BOND ISSUES INITIATED THROUGH FISCAL YEAR 2013-14**

City Council approved a bond financing team comprised of Wedbush Securities Inc. of Los Angeles, CA (Bond Underwriter/Financial Advisors); Jones Hall of San Francisco, CA (Bond Counsel/Disclosure Counsel); Stradling, Yocca Carlson & Rauth of Newport Beach, CA (Bond Counsel/Disclosure Counsel); and CSG Advisors of San Francisco, CA (Financial Advisors) for investment banking and legal services for any future bond issues that may be initiated through Fiscal Year 2013-14.

**6. AN AMENDMENT TO A LEASE AGREEMENT WITH THE CITY OF UPLAND FOR ONTARIO-OWNED PROPERTIES LOCATED AT 8<sup>TH</sup> AND CAMPUS AND 13<sup>TH</sup> AND CAMPUS**

City Council authorized the City Manager to execute, subject to non-substantive changes, an amendment to the lease agreement with the City of Upland for Upland's continued use of Ontario-owned properties located within Upland city limits at 8th and Campus and 13th and Campus.

**MOTION UNANIMOUSLY CARRIED.** Mayor Leon declared Resolution No. 2013-029 duly passed and adopted.

**END OF JOINT CONSENT CALENDAR**

**PUBLIC HEARING**

**7. AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 9, CHAPTER 1, OF THE ONTARIO MUNICIPAL CODE, INCLUDING PART 3, ARTICLE 13 (LAND USE AND SPECIAL REQUIREMENTS), AND PART 4, ARTICLE 14 (RESIDENTIAL DISTRICTS)**

City Council introduced and waived further reading of an ordinance approving File No. PDCA13-001, a Development Code Amendment revising Title 9 (Development Code), Chapter 1 (Zoning and Land Use Requirements), of the Ontario Municipal Code, including Part 3 (Zoning Districts and Land Use), Article 13 (Land Use and Special Requirements), and Part 4 (Base District Regulations), Article 14 (Residential Districts), adding the HDR-45 (High Density Residential—25.1 to 45.0 du/acre) Zoning District, and related land use and development standards.

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, and no one wishing to speak, the Mayor closed the public hearing.

Council Member Dorst-Porada commented that this was only a portion of the originally proposed item.

**ORDINANCE NO. 2961** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA13-001, A DEVELOPMENT CODE AMENDMENT REVISING TITLE 9 (DEVELOPMENT CODE), CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), OF THE ONTARIO MUNICIPAL CODE, INCLUDING PART 3 (ZONING DISTRICTS AND LAND USE), ARTICLE 13 (LAND USE AND SPECIAL REQUIREMENTS), AND PART 4 (BASE DISTRICT REGULATIONS), ARTICLE 14 (RESIDENTIAL DISTRICTS), ADDING THE HDR-45 (HIGH DENSITY RESIDENTIAL—25.1 TO 45.0 DU/ACRE) ZONING DISTRICT, AND RELATED LAND USE AND DEVELOPMENT STANDARDS, AND MAKING FINDINGS IN SUPPORT THEREOF.

**MOTION:** Moved by Mayor pro Tem Bowman, seconded by Council Member Wapner and unanimously carried to approve introduction and first reading of the Ordinance.

## COUNCIL MATTERS

Council Member Dorst-Porada commented that the recent Downtown Walking Tour by Ontario Heritage was fabulous and noted that there was also an opportunity for a sneak peak at the Chaffey Community Art Association's new location. She announced that the Museum of History and Art, Ontario is having an open art call as a fundraiser, and encouraged interested parties to visit the Museum's website. She also announced that June 1, 2013 will be the Kiwanis Pancake Breakfast and Rotary Car Show.

Mayor pro Tem Bowman addressed noise pollution, specifically ambulance sirens in the late night and early morning hours. He requested a consensus from the Council to have the City Manager make contact with the local ambulance provider to stress that the public safety needs be balanced with the quality of life needs. Council concurred. Mayor pro Tem Bowman also requested consensus from the Council that with the ongoing construction on Mountain Avenue, the City Manager work closely with traffic and engineering staff to review the traffic lights and look into sequencing them to keep the traffic flowing smoothly.

Council Member Avila expressed support for both proposals discussed by Mayor pro Tem Bowman and then shared events he recently attended. Avila commented on his participation at the State of the City Event as well as the Soroptimist International of

Montclair/Inland Valley's 22<sup>nd</sup> Annual Prism Awards Luncheon where among others, Jerry Rowley from Logan's Candies received the President's Award and Sue Ovitt won the Woman of Distinction Award. He indicated that he had recently toured the Ontario Police Department and met with department management. He particularly liked the aviation division and looked forward to a tour of the City from the air. He advised that he was very pleased with the building and the department's personnel. He expressed his support for law enforcement and past aspirations of his to serve in that field. Avila stated that he was pleased with the \$17,000 received from the Chino Basin Water District, and wished everyone a fantastic weekend.

Mayor Leon commented on the siren issue and the use of the Opticon system which controls traffic signals as fire and police vehicles approach intersections. He also noted his attendance at the Bank of America Loan Modification event at the Convention Center. He stressed to the public that there are several programs available to modify existing home loans, and he encouraged people to investigate available solutions to their mortgage problems. He indicated that the event was running through Thursday from 8 a.m. to 8 p.m.

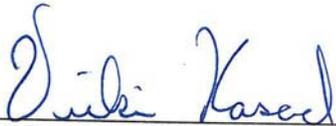
#### **STAFF MATTERS**

Staff had no comments.

#### **ADJOURNMENT**

Mayor Leon adjourned the joint meetings at 7:10 p.m., and announced the next regular meetings on April 16, 2013 in the City Hall Council Chambers.

Respectfully submitted,



VICKI KASAD, MMC, ASSISTANT CITY CLERK/ SECRETARY

APPROVED:



PAUL S. LEON, MAYOR/ CHAIRMAN