

**ONTARIO CITY COUNCIL/  
ONTARIO HOUSING AUTHORITY  
MINUTES  
March 3, 2020**

**JOINT MEETINGS**

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday March 3, 2020, 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 6:00 p.m., with all members present.

Mayor Leon announced the matters for discussion, as listed on the agenda and inquired whether persons were present who wished to speak to the Closed Session items. Hearing no one, the City Council recessed to Closed Session at 6:00 p.m. for discussion of the following:

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: APN 0210-204-12 through 0210-204-15; 0210-204-20 through 0210-204-23; and 0210-204-38; City/Authority Negotiator: Scott Ochoa or his designee; Negotiating parties: PPP Brickyard, LLC; Under negotiation: Price and terms of payment.
- GC 54957, PUBLIC EMPLOYEE PERFORMANCE EVALUATION: *City Attorney*

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

**CALL TO ORDER – OPEN SESSION**

Mayor Leon called the City Council and Housing Authority meetings to order at 6:34 p.m.

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

**ABSENT:** Council/Authority Members: None

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

## REPORT ON CLOSED SESSION

City Attorney Huber advised that there were no reportable actions from the Closed Session.

The Pledge of Allegiance was led by Council Member Wapner.

The Invocation was provided by *Pastor Donald Rucker*, Ontario First Church of the Nazarene

## PUBLIC COMMENTS

*Renay Sehgal Mehtal*, U.S. Census Bureau, thanked the Council for the support and dedication of the 2020 Census. She spoke about the Census Bureau developing a new operation called the Mobile Questionnaire Assistance Operation that encourages responses from the hard to count and low responding segments of the community. She asked for continued support of the Ontario Complete Count Committee and reminded the public that the 2020 Census mailers will be sent out between March 12 and March 20 and will include a unique identification number to access and respond anonymously to the census online.

*Lowell King*, Greater Ontario Business Council, discussed the importance of voting and the empowerment voting gives individuals to stand up for their beliefs. He also stressed that voting is an opportunity to help decide how tax dollars are spent and who represents the community, the state and the nation.

*William Castellanos*, requested to divert his allotted three minute speaking time to D'Andre Lampkin.

*D'Andre Lampkin*, The Lampkin Foundation, expressed his opposition for the City Council moving to districts. He noted that districting would cripple the Council's ability to work as a team. He noted his growing up in South Central Los Angeles and knows that districting there never benefited the minorities. He mentioned the lawyer, who submitted a letter demanding the change to districts neither lives in Ontario nor cares about Ontario's issues. Lampkin questioned whether changing the rules will make it easier for people who have run for office and lost to now win an election by using lawyers to get their way when the voters say "no." He shared his concern that they have lost sight of the true reason for running, which is to serve.

## AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa indicated that there were no additions or announcements to the agenda.

## CONSENT CALENDAR

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

### 1. APPROVAL OF MINUTES

City Council approved the Minutes for the regular meeting of the City Council and Housing Authority of February 4, 2020, as on file in the Records Management Department.

### 2. BILLS/PAYROLL

City Council approved **Bills** for the period January 31, 2020 through February 13, 2020, in the amount of \$35,244,927.14 and **Payroll** for the period January 19, 2020 through February 1, 2020, in the amount of \$3,784,814.57, when audited by the Finance Committee.

### 3. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 19827 LOCATED AT THE SOUTHWEST CORNER OF MOUNTAIN ACCESS ROAD AND STATE STREET

City Council adopted a resolution approving an improvement agreement, improvement security and Final Parcel Map No. 19827 located at the southwest corner of Mountain Access Road and State Street.

**RESOLUTION NO. 2020-015** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 19827 LOCATED AT THE SOUTHWEST CORNER OF MOUNTAIN ACCESS ROAD AND STATE STREET.

### 4. ADOPTION OF AN ORDINANCE AMENDING CHAPTER 19 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE RELATING TO PROCEDURES FOR THE SETTING OF ADMINISTRATIVE FEES FOR ROTATIONAL TOWING SERVICES

City Council considered and adopted an ordinance amending Chapter 19 of Title 4 of the Ontario Municipal Code regarding procedures for the setting of administrative fees for the regulation of rotational towing services. Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on February 18, 2020.

**ORDINANCE NO. 3157** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-19.13 AND 4-19.14 OF THE ONTARIO MUNICIPAL CODE, RELATING TO PROCEDURES FOR THE SETTING OF ADMINISTRATIVE FEES FOR ROTATIONAL TOWING SERVICES.

**5. AUTHORIZE THE PURCHASE OF FLEET VEHICLES**

The City Council approved the following actions:

- (A) Authorized the cooperative purchase and delivery of one Toro Highway Mower in the amount of \$133,593 for the Parks and Maintenance Department from Turf Star Western of Brea, California, consistent with the terms and conditions of the City of Meza, Arizona, Cooperative Contract # 2017025;
- (B) Authorized the cooperative purchase and delivery of one F350 Bin Truck in the amount of \$71,659 for the Integrated Waste Department from PB Loader Corporation of Fresno, California, consistent with the terms and conditions of the Sourcewell (formerly known as NJPA) Cooperative Contract # 052417-PBL; and
- (C) Authorized the cooperative purchase and delivery of four Chevrolet Silverado pick-up trucks in the amount of \$116,656 for the Parks and Maintenance Department, two Ford Escape SUVs in the amount of \$51,204 for the Fire Department, two Chevrolet Colorado pick-up trucks in the amount of \$53,110 one for the Parks and Maintenance Department and one for the Utilities Department, one F350 Utility Body Truck in the amount of \$57,059 for the Parks and Maintenance Department, and one Chevrolet Express Van in the amount of \$34,962 for the Recreation Department all from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the Sourcewell (formerly known as NJPA) Cooperative Contract # 120716-NAF.

**6. A DESIGN SERVICES AGREEMENT FOR WELL NOS. 37 & 39 TREATMENT FACILITY AND WELL NO. 50 TREATMENT FACILITY**

The City Council approved and authorized the City Manager to execute a Design Services Agreement (on file in the Records Management Department) with GHD Inc. of Irvine, California, for Well Nos. 37 & 39 Treatment Facility and Well No. 50 Treatment Facility Preliminary Design Report (PDR) in the amount of \$905,864, plus a 15% contingency of \$135,880, for a total amount of \$1,041,744.

**MOTION UNANIMOUSLY CARRIED:** Mayor Leon declared Resolution No. 2020-015 and Ordinance No. 3157 adopted.

## **PUBLIC HEARINGS**

- 7. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA20-001) TO AMEND ONTARIO DEVELOPMENT CODE SECTION 4.02.010.D.2.F, BILLBOARD RELOCATION AGREEMENTS, INTERAGENCY RELOCATION EXCEPTION, TO REVISE THE LOCATIONAL CRITERIA AND THE NUMBER OF BILLBOARDS TO BE ELIMINATED WITHIN THE CITY**

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.

City Manager Ochoa requested Item Number 7 be continued to the City Council Meeting of April 7, 2020 to allow additional items to be confirmed regarding the location agreement.

Mayor Leon received consensus from the City Council to continue the public hearing for this item to the City Council Meeting scheduled for April 7, 2020 beginning at 6:30 p.m.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA20-001, A REQUEST TO AMEND ONTARIO DEVELOPMENT CODE SECTION 4.02.010.D.2.F, BILLBOARD RELOCATION AGREEMENTS, INTERAGENCY RELOCATION EXCEPTION, TO REVISE THE LOCATIONAL CRITERIA AND THE NUMBER OF BILLBOARDS TO BE ELIMINATED WITHIN THE CITY.

8. **A PUBLIC HEARING TO CONSIDER A RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT (FILE NO. PGPA20-001) TO MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGE FOR THE APPROVED AMENDMENT TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN (FILE NO. PSPA19-002) THAT ESTABLISHED A MIXED-USE OVERLAY DISTRICT ON 22.39 ACRES OF LAND WITHIN A PORTION OF PLANNING AREA 2 (URBAN COMMERCIAL LAND USE DESIGNATION). THE PROPOSED MODIFICATION WILL UPDATE THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO REFLECT AN ADDITIONAL 925 MULTI-FAMILY UNITS AND DECREASE THE NON-RESIDENTIAL SQUARE FEET FROM 1,172,788 TO 832,497 SQUARE FEET (APNS: 0110-311-52, 0110-311-53, 0110-311-54, AND 0110-311-55)**

The City Council considered and adopted a resolution approving General Plan Amendment (File No. PGPA20-001) to modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change for the approved Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial land use district).

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

There was one written communication by Ms. Loree Masonis.

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 Mayor pro Tem Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote to adopt Resolution No. 2020-016.

**RESOLUTION NO. 2020-016** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA20-001, A REQUEST TO MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGE FOR THE APPROVED AMENDMENT TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN (FILE NO. PSPA19-002) THAT ESTABLISHED A MIXED-USE OVERLAY DISTRICT ON 22.39 ACRES OF LAND WITHIN A PORTION OF PLANNING AREA 2 (URBAN COMMERCIAL LAND USE DESIGNATION), LOCATED AT THE SOUTHEAST CORNER OF VINEYARD AVENUE AND INLAND EMPIRE BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0110-311-52, 0110-311-53, 0110-311-54, AND 0110-311-55.

## **STAFF MATTERS**

No comments.

## **COUNCIL MATTERS**

Council Member Valencia commented that he wants to ensure our first responders and City employees are adequately equipped so they do not become victims of the Coronavirus.

Council Member Bowman shared that the City recently learned Dave Bentz, who was the Finance Director during the 1990's passed away on February 14. His wife Kathy shared that even though the couple moved to Atascadero, California, Dave still had ties to and fond memories of the City of Ontario. Mr. Bowman requested with City Council concurrence, that the meeting of the Ontario City Council be adjourned in his memory.

Council Member Wapner had no comments.

Mayor pro Tem Dorst-Porada mentioned the City hosted the Inland Empire Chapter of the League of Cities meeting at the Chaffey Community Museum and thanked City staff for the successful event. The topic was emergency preparedness and many people from outside the City attended. She mentioned her excitement and thanked staff for all the progress downtown on Euclid Avenue. She noted the site clearing for a new Starbucks and progress being made on renovating the Bank of Italy building and former Richards Beauty College. She thanked the Planning, Building and Economic Development Departments for making all that happen.

Mayor Leon mentioned that he attended an event at Big Al's near the Ontario Mills and thanked Oscar Ayon of Unidos Por La Música who was working to give children the opportunity to get on stage and practice their talents. He also thanked D'Andre Lampkin for his comments about districts. He suggested Mr. Lampkin consider sharing his message on social media.

## ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 6:54 p.m. in memory of former City Finance Director Dave Bentz. The next regular meetings to be held on Tuesday, March 17, 2020.

Respectfully submitted,



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SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:



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PAUL S. LEON, MAYOR/CHAIRMAN