



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
OCTOBER 7, 2025

City Hall

303 East B Street, Ontario, CA 91764

MAYOR PAUL S. LEON • MAYOR PRO TEM ALAN D. WAPNER
COUNCIL MEMBERS JIM W. BOWMAN, DEBRA PORADA AND DAISY MACIAS

CITY CLERK SHEILA MAUTZ • TREASURER JAMES R. MILHISER
CITY MANAGER SCOTT OCHOA • CITY ATTORNEY RUBEN DURAN

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 in person 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.

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

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 the chamber will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMMODATIONS

If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

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.

CALL TO ORDER (OPEN SESSION)

ROLL CALL

Wapner, Bowman, Porada, Macias, Mayor/Chairman Leon

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

Agenda item contractors, subcontractors and agents may require member abstentions due to conflict of interests and financial interests. Council Member abstentions shall be stated under this item for recordation on the appropriate item.

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is 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 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 0210-204-04; 3519 East Concoors; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Merryland, LLC; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APNs: 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: County of San Bernardino; Under negotiation: Price and terms of payment

GC 54956.9(d)(4) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation: One Case

ATTACHMENT: [20251007 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Bowman

INVOCATION

Pastor Enoch Zesati, Victory Outreach Ontario Bilingual Church

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. 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.

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

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.

1. **APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council, Housing Authority and Ontario Public Financing Authority of September 2, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250902 Meeting Minutes \(Not Official Until Approved\)](#)

2. **BILLS & PAYROLL**

Bills August 29, 2025 through September 18, 2025, and Payroll August 10, 2025 through September 6, 2025.

3. **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH 4LEAF, INC. FOR ON-CALL STRUCTURAL PLAN CHECKING SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with 4Leaf, Inc., of Newport Beach, California, for on-call structural plan checking services, in the amount of \$100,000 for a total not-to-exceed contract amount of \$400,000 and exercising the two additional one-year terms.

ATTACHMENT: [4Leaf_Amendment.pdf](#)

4. **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DANKEN, INC. FOR ON-CALL STRUCTURAL INSPECTION AND CONSTRUCTION MANAGEMENT SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Danken, Inc., of Ladera Ranch, California, for on-call structural inspection and construction management services in the amount of \$500,000 for a total not-to-exceed contract amount of \$2,100,000 and exercise the two additional one-year terms.

ATTACHMENT: [01_Amendment.pdf](#)

5. **A RESOLUTION AUTHORIZING THE DESTRUCTION OF CERTAIN ELECTRONIC RECORDS RETAINED WITHIN SOFTWARE DATABASES IN ACCORDANCE WITH CITY RECORDS RETENTION SCHEDULES**

That the City Council adopt a Resolution allowing the approval for the automatic destruction of electronic records that have reached the end of their designated retention periods.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ONGOING DESTRUCTION OF CERTAIN ELECTRONIC RECORDS RETAINED WITHIN SOFTWARE DATABASES IN ACCORDANCE WITH CITY RECORDS RETENTION SCHEDULES.

ATTACHMENT: [Resolution for Destruction of Electronic Records](#)

6. [AN ORDINANCE APPROVING FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT ON 2.07 ACRES OF LAND LOCATED AT 1389 EAST HOLT BOULEVARD](#)

That the City Council consider and adopt an Ordinance Approving File No. PUD23-003, the Holt Residential Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a residential development at 1389 East Holt Boulevard.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT TO ESTABLISH PLANNING AND DESIGN PRINCIPLES, DEVELOPMENT REGULATIONS, AND PERFORMANCE STANDARDS TO GOVERN FUTURE DEVELOPMENT OF 2.07 ACRES OF LAND, LOCATED AT 1389 EAST HOLT BOULEVARD, WITHIN THE MU-6 (EAST HOLT MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-071-02.

ATTACHMENT: [File No. PUD23-003_02_ORD_RM.docx](#)

ATTACHMENT: [File No. PUD23-003_03_PUD_attachment.pdf](#)

7. [AN ORDINANCE AMENDING SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS](#)

That the City Council adopt an Ordinance amending Section 4-6.1305 of the Ontario Municipal Code relating to permit parking zones on residential streets.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS.

ATTACHMENT: [Ordinance_Amending_Permit_Parking_Zones_RM.docx](#)

8. [A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT WITH REMINGTON APG LLC REGARDING COMMUNITY FACILITIES DISTRICT NO. 74 \(REMINGTON APG LLC SERVICES\) FOR ASSESSOR PARCEL NUMBER 1073-151-21 FOR FEE IN-LIEU](#)

That the City Council:

- A. Adopt a Resolution approving an agreement regarding Community Facilities District No. 74 (Remington APG LLC Services) for Assessor Parcel Number 1073-151-21 for Fee In-Lieu Agreement between the City of Ontario and Remington APG LLC (Developer); and
- B. Authorize the City Manager, or his designee, to finalize, execute, and record said Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT REGARDING ASSESSOR PARCEL NUMBER 1073-151-21 FOR FEE IN-LIEU BETWEEN THE CITY OF ONTARIO AND REMINGTON APG LLC.

ATTACHMENT: [CFD 74 Resolution Approving In-Lieu Agreement 01 RM](#)

ATTACHMENT: [CFD 74 In-Lieu Agreement^02 Agreement.doc.pdf](#)

9. [A RESOLUTION RELATING TO REMOVING THE USE OF SUCCESSOR AGENCY FUNDS \(FORMERLY REDEVELOPMENT AGENCY\) FROM RESOLUTION NO. 2007-023](#)

That the City Council remove Section 7, Section 8, and Section 9 from prior Resolution No. 2007-023.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CLARIFYING RESOLUTION 2025-010 AND TAKING OTHER ACTIONS RELATING THERETO 2007-023 TO REMOVE SECTIONS 7, 8, AND 9 PERTAINING TO REMOVING THE USE OF SUCCESSOR AGENCY FUNDS (FORMERLY REDEVELOPMENT AGENCY).

ATTACHMENT: [Resolution Amending Reso No 2007-023 RESO RM](#)

10. [A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH OPTIMA RPM, INC. FOR THE DEMOLITION OF THE MISSION MOTEL AT 1514 W. MISSION BOULEVARD FOR THE ONTARIO WELLNESS CAMPUS PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Change Order No. 4 to the Construction Contract with Optima RPM, Inc., of Irvine, California, for demolition and site clearance activities on City-owned property located at 1514 W Mission Boulevard (the Mission Motel) for the Ontario Wellness Campus Project in the amount of \$753,757 for a total not-to-exceed contract amount of \$5,450,726; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [Optima RPM - Change Order 4.pdf](#)

11. [A CONSTRUCTION CONTRACT WITH BOGH CONSTRUCTION, LLC AND AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH ARDURRA GROUP, INC. FOR THE SPORTS EMPIRE OFFSITE IMPROVEMENTS PHASE 2 PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to approve the plans and specifications and award Contract No. D&C23-025c Sports Empire Offsite Improvements Phase 2 to Bogh Construction, LLC, of Beaumont, California, for the construction of the D&C23-025c

Sports Empire Offsite Improvements Phase 2 Project in the amount of \$23,187,700 plus a 15% contingency of \$3,478,155, for a total amount of \$26,665,855, and

- B. Authorize the City Manager, or his designee, to execute Amendment No. 3 to the Design Services Agreement with Ardurra Group, Inc., of Newport Beach, California, to provide on-call design services for the D&C23-025c Sports Empire Offsites Phase 2 Project in the amount of \$588,842 for a revised not-to-exceed total amount of \$3,046,054, and
- C. Authorize the extension of working hours to be Monday through Saturday from 6:00 am to 11:00 pm and on Sunday from 8:00 am to 6:00 pm for the duration of the construction of the Sports Complex Offsite Improvements Project (Phase 1 and 2); and
- D. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [Ardurra Group, Inc. - DSA - Amendment 3.pdf](#)

ATTACHMENT: [Bogh Construction, LLC - Construction Contract.pdf](#)

12. [OPTING INTO A SETTLEMENT AGREEMENT WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS](#)

That the City Council authorize the City Manager, or his designee, to opt into a Settlement Agreement with opioid distributors: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus and authorize the City Manager to execute any documents necessary to implement the action.

ATTACHMENT: [Secondary Manufacturers Settlements National Opioids Settlement Combined Participation Package 082725 Rev. AM](#)

13. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH INTERPERSONAL FREQUENCY, LLC, FOR WEBSITE REDESIGN SERVICES](#)

That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to the Professional Services Agreement with Interpersonal Frequency, LLC, of McLean, VA, for website translation services, increasing the contract amount by \$54,769 for a total contract not-to-exceed amount of \$1,100,357 and to extend the term to September 4, 2028.

ATTACHMENT: [IF PSA No.2.pdf](#)

14. [AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH ALBERT A. WEBB ASSOCIATES INC. FOR WELL NO. 53 PROJECT](#)

That the City Council approve and authorize the City Manager, or designee, to execute Amendment No. 2 to the Design Services Agreement with Albert A. Webb Associates Inc. of Riverside, California, for additional design services for Well No. 53 Project, OMUC Contract No. UT1063 in the amount of \$124,393 for a new total revised not-to-exceed amount of \$690,399 and a term from August 16, 2022 to August 16, 2026.

ATTACHMENT: [DSA Amendment No. 2 with Albert A Webb](#)

ATTACHMENT: [Exhibit.pdf](#)

15. [AMERICORPS STATE CONTINUATION GRANT FOR 2025-26](#)

That the City Council authorize the City Manager, or his designee, to execute grant documents and accept a \$368,000 AmeriCorps Continuation Grant for November 2025 through October 2026 to fund the Ontario Promise Corps project.

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

16. [A PUBLIC HEARING TO CONSIDER A RESOLUTION REGARDING THE FORMATION OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 \(SOUTH ONTARIO LOGISTICS CENTER SERVICES\); AND INTRODUCTION OF AN ORDINANCE LEVYING SPECIAL TAXES](#)

That the City Council consider and:

- A. Adopt a Resolution of Formation of Community Facilities District No. 69 (South Ontario Logistics Center Services), proposing that the community facilities district be authorized to levy a special tax and proposing that an appropriations limit of the community facilities district be established;
- B. Adopt a Resolution calling a special election for City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services);
- C. Adopt a Resolution declaring the results of the special election and directing the recording of a Notice of Special Tax Lien; and
- D. Introduce and waive further reading of an Ordinance levying special taxes within City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF FORMATION OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES), PROPOSING THAT THE COMMUNITY FACILITIES DISTRICT BE AUTHORIZED TO LEVY A SPECIAL TAX AND PROPOSING THAT AN APPROPRIATIONS LIMIT OF THE COMMUNITY FACILITIES DISTRICT BE ESTABLISHED.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CALLING SPECIAL ELECTION FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES).

- ATTACHMENT:** [CFD 69 South Ontario Logistics Center Services 01_Reso of Formation_RM](#)
- ATTACHMENT:** [CFD 69 \(South Ontario Logistics Center Services\) Reso Exhibit B^01A.pdf](#)
- ATTACHMENT:** [CFD 69 South Ontario Logistics Center Services 02 Reso Calling Election_RM](#)
- ATTACHMENT:** [CFD 69 South Ontario Logistics Center Services 03 Reso Dclr Results_RM](#)
- ATTACHMENT:** [CFD 69 South Ontario Logistics Center Services 04 Ord Levy Special Taxes_RM](#)

17. [A PUBLIC HEARING TO CONSIDER A RESOLUTION RELATED TO THE RATES FOR WATER, SEWER AND SOLID WASTE SERVICES](#)

That the City Council conduct a public hearing to consider all written protests and objections against the proposed increases in the rates for water, sewer, and solid waste services in accordance with California Constitution, Article XIII D, Section 6(a), and Assembly Bill (AB) 2257 Government Code Section 53759.1 and 53759.2, and consider and approve a resolution related to the rates for water, sewer, and solid waste services.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING INCREASES OR MODIFICATIONS TO THE RATES FOR ITS WATER, SEWER, AND SOLID WASTE SERVICE CHARGES.

- ATTACHMENT:** [Utility Rate Public Hearing Adopting Water Sewer and Soil Waste Charges RESO_RM](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

Mayor Leon
Mayor pro Tem Wapner
Council Member Bowman
Council Member Porada
Council Member Macias

ADJOURNMENT
