



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
SEPTEMBER 16, 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 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION
Robles, et al. v. City of Ontario et al., Case No. CIVDS2007038

ATTACHMENT: [20250916 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Macias

INVOCATION

Pastor Sean Thurin, Calvary Chapel Ontario

REPORT ON CLOSED SESSION

City Attorney

SPECIAL CEREMONIES

PROCLAMATION OF SEPTEMBER 2025 AS NATIONAL PREPAREDNESS MONTH

That the City Council proclaim the month of September 2025 as National Preparedness Month in the City of Ontario.

ATTACHMENT: [National Preparedness Month Proclamation 2025.docx](#)

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 and Housing Authority of August 19, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250819 Meeting Minutes \(Not Official Until Approved\)](#)

2. **BILLS & PAYROLL**

Bills August 8, 2025 through August 28, 2025, and Payroll July 27, 2025 through August 9, 2025.

3. **A RESOLUTION APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET**

That the City Council authorize the City Manager, or his designee, to execute a Quitclaim Deed to Fifth Ave Developments, LLC (Developer).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET.

ATTACHMENT: [20250916 PDEV21-006 01 EXH A.pdf](#)

ATTACHMENT: [20250916 PDEV21-006 02 RESO RM](#)

ATTACHMENT: [20250916 PDEV21-006 02 RESO EXH A and B.pdf](#)

4. **A PROJECT FUNDING AGREEMENT FOR THE STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT**

That the City Council approve a Funding Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) for the State Route 60 (SR-60)/Euclid Avenue Interchange Phased Improvements Project and authorize the City Manager, or his designee, to execute said Agreement and future amendments to the Agreement within the City Council approved budget.

ATTACHMENT: [25-1003336 Final Draft 08.20.25 Euclid Interchange AGR.docx](#)

5. **A RESOLUTION ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30 AND A RESOLUTION ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31**

That the City Council take the following actions:

- A. Adopt an amended Resolution for the Fiscal Years 2025-26 through 2029-30 Measure I Five-Year Capital Project Needs Analysis (CPNA), and
- B. Adopt a Resolution approving the Fiscal Years 2026-27 through 2030-31 Measure I Five-Year CPNA; and
- C. Authorize the City Manager, or his designee, to approve changes to the plan as may be required by the City and/or San Bernardino County Transportation Authority (SBCTA).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31.

- ATTACHMENT:** [Measure I Five-Year Analysis 2025-26 Through 2029-30 01 RESO RM Exhibit A 2025-26 Through 2029-30 01A.pdf](#)
- ATTACHMENT:** [Measure I Five-Year Analysis 2026-27 Through 2030-31 02 RESO RM Exhibit A 2026-27 Through 2030-31 02A.pdf](#)

6. ACCEPT WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS

That the City Council consider and:

- A. Accept written petition (on file with the Records Management Department) from KB Home Cal Management Services LLC. ("Landowner"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
- B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 76 (Compass Pointe), authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, November 4, 2025; and
- C. Adopt a Resolution Declaring it Necessary for the City of Ontario Community Facilities District No. 76 (Compass Pointe) to Incur Bonded Indebtedness.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) TO INCUR BONDED INDEBTEDNESS.

- ATTACHMENT:** [CFD 76 Compass Pointe Intent to Establish 01 RESO RM](#)
ATTACHMENT: [CFD 76 \(Compass Pointe\) 01A EXH A Boundary Map.pdf](#)
ATTACHMENT: [CFD 76 \(Compass Pointe\) 01B EXH C RMA.pdf](#)
ATTACHMENT: [CFD 76 Compass Pointe Incur Bonded Indebtedness 02 RESO RM](#)

7. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATHENS INSURANCE SERVICE, INC. FOR THIRD-PARTY ADMINISTRATION SERVICES FOR WORKERS' COMPENSATION CLAIMS

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with Athens Insurance Service, Inc., of Concord, California, for third-party administration and training services for workers' compensation claims in the amount of \$1,827,060 for a total not-to-exceed amount of \$3,641,520.

ATTACHMENT: [Amendment No. 3 Athens Insurance Service Inc.pdf](#)

8. AUTHORIZE THE PURCHASE AND INSTALLATION OF MOBILE DATA COMPUTERS

That the City Council authorize the City Manager, or his designee, to purchase and install mobile data computers (MDC) from CDCE, Inc., of Yorba Linda, California, in the amount of \$780,328.

ATTACHMENT: [CDCE MDC Quote - City of Ontario.pdf](#)

9. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NATIONAL PUBLIC SAFETY GROUP, LLC., FOR PROJECT MANAGEMENT FOR THE PUBLIC SAFETY DISPATCH AND POLICE REPORT MANAGEMENT SYSTEM REPLACEMENT PROJECTS

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 5 to the Professional Services Agreement with National Public Safety Group (NPSG) LLC., of Aberdeen, North Carolina, for selection, procurement, and project management increasing the authorized contract amount by \$301,059, for a total contract not-to-exceed amount of \$1,264,693 and increase the term for an additional two years.

ATTACHMENT: [NPSG Amendment 5.pdf](#)

10. AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE WITH INFO-COM BUSINESS PRODUCTS FOR THE PROFESSIONAL BASEBALL STADIUM AND THE ONTARIO PROMISE CORPS PROGRAM SPACE AND MOBILITY HUB

That the City Council take the following actions:

- A. Authorize a Cooperative Purchase Agreement for D&C23-011 Professional Baseball Stadium with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of \$2,938,147 plus a 10% contingency of \$293,815, for a total not-to-exceed contract amount of \$3,231,962, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97;
- B. Authorize a Cooperative Purchase Agreement for D&C23-026 Ontario Promise Corps Program Space and Mobility Hub with Info-Com, of Altadena, California, for the purchase

and installation of furniture in the amount of \$201,630 plus a 10% contingency of \$20,163, for a total not-to-exceed contract amount of \$221,793, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97; and

- C. 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: [Goods and Services Agreement- Info-Com Baseball Stadium.pdf](#)

ATTACHMENT: [Goods and Services Agreement- Info-Com Downtown Mobility Hub.pdf](#)

11. [AN ORDINANCE APPROVING FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT ON 0.37-ACRE OF LAND LOCATED AT 111 NORTH MONTEREY AVENUE](#)

That the City Council consider and adopt an Ordinance approving File No. PUD23-001, the Monterey Avenue Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 111 North Monterey Avenue.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR PROPERTY LOCATED AT 111 NORTH MONTEREY AVENUE, WITHIN LUA-3 (HOLT BOULEVARD) OF THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF —APN: 1048-523-15.

ATTACHMENT: [File No. PUD23-001 02 ORD RM](#)

ATTACHMENT: [File Nos. PUD23-001 PDEV23-018 03 PUD.pdf](#)

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.

12. [A PUBLIC HEARING TO CONSIDER FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT ON 2.07 ACRES OF LAND LOCATED AT 1389 EAST HOLT BOULEVARD](#)

That the City Council introduce and waive further reading of 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: [20250916 File No PUD23-003 PC Back-up.pdf](#)

ATTACHMENT: [20250916 File No. PUD23-003 02 ORD RM](#)

ATTACHMENT: [20250916 File No. PUD23-003 03 PUD.pdf](#)

13. [A PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENTS TO THE FISCAL YEAR 2023-24 AND 2024-25 HUD ONE-YEAR ACTIONS PLANS](#)

That the City Council take the following actions:

- A. Conduct a Public Hearing and receive comments related to the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans;
- B. Approve the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans; and
- C. Authorize the City Manager, or his designee, to execute any related documents and agreements necessary to implement the amendments.

ATTACHMENT: [First Amendment 2023-24 One year.pdf](#)

ATTACHMENT: [First Amendment 2024-25 One-Year Action Plan-9-16-25.pdf](#)

14. [A PUBLIC HEARING TO CONSIDER ADOPTION OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT \(CAPER\) FOR FISCAL YEAR 2024-25](#)

That the City Council take the following actions:

- A. Conduct a public hearing and receive comments on the draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER);
- B. Authorize staff to submit the final Fiscal Year 2024-25 CAPER to the U.S. Department of Housing and Urban Development (HUD); and
- C. Authorize the City Manager, or his designee, to execute all documents necessary to submit the CAPER.

ATTACHMENT: [CAPER FY 2024-25 - 9-04-2025.pdf](#)

ATTACHMENT: [CAPER Executive Summary - FY 2024-25.pdf](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

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

That the City Council introduce 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: [20250916 Ordinance Amending Permit Parking Zones ORD RM](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
