



# CITY OF ONTARIO

Regular City Council/Housing  
Authority/Ontario Public Financing Authority  
Meeting  
DECEMBER 16, 2025

*City Hall*

*303 East B Street, Ontario, CA 91764*

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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

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## 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](mailto: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.

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## 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.

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## ORDER OF BUSINESS

The regular City Council and Housing Authority and Ontario Public Financing 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.

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## CALL TO ORDER (*OPEN SESSION*)

### ROLL CALL

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

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## 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.

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## 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.

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### CLOSED SESSION

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

One Case

**ATTACHMENT:** [20251216 Closed Session.docx](#)

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## **PLEDGE OF ALLEGIANCE**

Council Member Bowman

## **INVOCATION**

Pastor Sean, Calvary Chapel Ontario

## **REPORT ON CLOSED SESSION**

City Attorney

## **PUBLIC COMMENTS**

**6:30 P.M.**

The Public Comment portion of the Council/Housing Authority/Ontario Public Financing 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.

To comment by email, submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and entered into the record. 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.

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## **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.

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## **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.

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

Minutes for the regular meetings of the City Council and Housing Authority of November 4, 2025, and regular meetings of the City Council, Housing Authority and Ontario Public Financing

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authority of November 18, 2025, and approving same as on file in the Records Management Department.

**ATTACHMENT:** [20251104 Meeting Minutes \(Not Official Until Approved\).docx](#)

**ATTACHMENT:** [20251118 Meeting Minutes \(Not Official Until Approved\).docx](#)

**2. BILLS & PAYROLL**

Bills November 14, 2025 through November 26, 2025, and Payroll November 2, 2025 through November 15, 2025.

**3. A RESOLUTION DECLARING CITY OWNED PROPERTY SURPLUS LAND PURSUANT TO GOVERNMENT CODE 54221, APPROVING THE NOTICE OF AVAILABILITY, AND FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

That City Council adopt a Resolution declaring the property located North of Phillips Street and West of South Mountain Avenue and North of Philadelphia Street and West of Wineville Avenue identified with Assessor's Parcel Numbers 101-157-114 and 238-152-27, approve the Notice of Availability, and finding that such declaration is exempt from the California Environmental Quality Act.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING FINDINGS AND DECLARING, PURSUANT TO GOVERNMENT CODE SECTION 54221, THAT CERTAIN REAL PROPERTY LOCATED NORTH OF PHILLIPS STREET AND WEST OF SOUTH MOUNTAIN AVENUE AND NORTH OF PHILADELPHIA STREET AND WEST OF WINEVILLE AVENUE, IDENTIFIED WITH ASSESSOR'S PARCEL NUMBERS 101-157-114 AND 238-152-27, IS SURPLUS LAND, APPROVING THE NOTICE OF AVAILABILITY THEREFORE, AUTHORIZING THE CITY MANAGER TO COMPLY WITH THE SURPLUS LAND ACT AND TAKING RELATED ACTIONS, FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15060(C)(3) OF THE STATE CEQA GUIDELINES AND DIRECTING STAFF TO ISSUE A NOTICE OF EXEMPTION.

**ATTACHMENT:** [CC\\_easterseals\\_wineville\\_SLA\\_RESO\\_RM\(1\).docx](#)

**4. A DESIGN SERVICES AGREEMENT WITH N2W ENGINEERING INC. FOR MILLIKEN BOOSTER STATION PROJECT, CONTRACT NO. UT1083**

That the City Council authorize the City Manager, or designee, to execute a Design Services Agreement with N2W Engineering Inc., of Irvine, California for design services for Milliken Booster Station for an amount of \$365,166, plus a 15% contingency of \$54,775, for a total not-to-exceed amount of \$419,941, and a term of December 16, 2025 to December 16, 2028 with two optional one-year term extensions.

**ATTACHMENT:** [Attachment 1.pdf](#)

**ATTACHMENT:** [02 Design Services Agreement.pdf](#)

**5. A CONSTRUCTION CONTRACT WITH WAKECO, INC. FOR THE ONTARIO POLICE DEPARTMENT MEDIA ROOM PROJECT**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Construction Contract No. D&C23-017 with Wakeco, Inc., of Temecula, California, for the Ontario Police Department (OPD) Media Room project in the amount of \$1,497,000 plus a 10% contingency of \$149,700 for a total not-to-exceed contract amount of \$1,646,700; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but 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:** [Wakeco, Inc. - Construction Contract.pdf](#)

**6. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH AMERICAN THREAT ASSESSMENT CONSULTING, INC. FOR SECURITY CAMERA INSTALLATION AT THE LATIMER BALLFIELD CONCESSION STAND IN JOHN GALVIN PARK**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 11 to the Maintenance Services Agreement with American Threat Assessment Consulting, Inc. (A.T.A.C.), of Rancho Cucamonga, California, in the amount of \$29,533 for security camera installation at the Latimer Ballfield Concession Stand, for a total not-to-exceed contract amount of \$2,564,892.

**ATTACHMENT:** [2. ATAC Agreement - Amdt No. 11.pdf](#)

**7. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH WESTERN ALLIED CORPORATION FOR ON-CALL HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) MAINTENANCE AND REPAIR SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Maintenance Services Agreement with Western Allied Corporation, of Santa Fe Springs, California, in the amount of \$628,000 for on-call heating, ventilation, and air conditioning (HVAC) maintenance and repair services, for a total not-to-exceed contract amount of \$3,388,000.

**ATTACHMENT:** [2. Western Allied Corporation - Amendment No. 4.pdf](#)

**8. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES WITH HMC GROUP AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TILDEN-COIL CONSTRUCTORS FOR CONSTRUCTION MANAGEMENT MULTI-PRIME SERVICES FOR THE ONTARIO PROFESSIONAL BASEBALL STADIUM FLIGHT TOWER RESTAURANT PROJECT**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 4 to the Design Services Agreement with HMC Architects, of Ontario, California, to provide Architectural and Engineering Services for the Ontario Professional Baseball Stadium Flight Tower

Restaurant project in the amount of \$3,241,200 for a total not-to exceed contract amount of \$9,946,127; and

- B. Authorize the City Manager, or his designee, to execute Amendment No. 7 to the Professional Services Agreement with Tilden-Coil Constructors, Inc., of Riverside, California, to provide Construction Management Multi-Prime Services for all facets of the Ontario Professional Baseball Stadium Flight Tower Restaurant project in the amount of \$2,360,715 for a total not-to-exceed contract amount of \$73,629,018.

**ATTACHMENT:** [HMC Group- Amendment No. 4.pdf](#)

**ATTACHMENT:** [Tilden-Coil Constructors, Inc. - Amendment No. 7.pdf](#)

**9. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR CITY PARKING ENFORCEMENT SERVICES**

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

A. Reject the bid protest submitted by Universal Protection Service, LP, dba Allied Universal Security Services and LAZ Parking California, LLC on account of both proposals were disqualified and the protests submitted are without merit; and

B. Execute a Professional Services Agreement for up to five years with ACE Parking III, LLC of San Diego, California for parking enforcement services for a not-to-exceed contract amount of \$9,523,369.

**ATTACHMENT:** [ACE Parking III Professional Services Agreement Upd.pdf](#)

**ATTACHMENT:** [Bid Summary RFP 1950 City Parking Enforcement Services.pdf](#)

**10. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH UNIVERSAL PROTECTION SERVICES, LP, DBA ALLIED UNIVERSAL SERVICES FOR PARKING ENFORCEMENT SERVICES**

That the City Council authorize the City Manager or his designee to execute Amendment No. 5 to the Professional Services Agreement with Universal Protection Services, LP, dba Allied Universal Services of Irvine, CA to extend term dates and increase the funding for a total not-to-exceed amount of \$4,005,714.

**ATTACHMENT:** [Allied Universal - Amendment No. 5 \(1\).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.

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**11. A PUBLIC HEARING TO CONSIDER A MILLS ACT CONTRACT (PRESERVATION AGREEMENT), FILE NO. PHP25-015, FOR A LOCAL DESIGNATED HISTORIC PROPERTY**

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That the City Council consider and adopt a Resolution approving and authorizing the City Manager or designee to enter into a Mills Act Contract (Preservation Agreement), for the local designated historic property located at 214 East Rosewood Court (APN: 1048-062-08); submitted by Octavio Pinedo.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP25-015, AND AUTHORIZING THE CITY OF ONTARIO TO ENTER INTO A HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) WITH OCTAVIO PINEDO AND ALMA LUZ HERNANDEZ TOVAR, FOR THE PROPERTY LOCATED AT 214 EAST ROSEWOOD COURT (APN: 1048-062-08).

**ATTACHMENT:** [20251216 Mills Act PHP25-015 214 E Rosewood Ct\\_PC Back-up.pdf](#)

**ATTACHMENT:** [20251216 Mills Act PHP25-015 214 E Rosewood Ct\\_02 RESO\\_RM.docx](#)

**ATTACHMENT:** [20251216 Mills Act PHP25-015 214 E Rosewood Ct\\_03 AGMT.docx](#)

**12. RESOLUTIONS AUTHORIZING THE ISSUANCE OF LEASE REVENUE BONDS, SERIES 2026 AND RELATED MATTERS**

That the City Council and the Ontario Public Financing Authority hold public hearing and the take the following actions:

- A. The City Council consider and adopt a Resolution authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Bond Purchase Agreement, and Continuing Disclosure Certificate in connection with the issuance and sale of the Lease Revenue Bonds by the Ontario Public Financing Authority in an aggregate principal amount of not to exceed \$202 million and authorizing the distribution of an Official Statement in connection with the offering and sale of the Bonds and authorizing the execution and delivery of necessary documents in connection therewith.
- B. The Ontario Public Financing Authority consider and adopt a Resolution authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Bond Purchase Agreement, and Assignment Agreement in connection with the issuance and sale of its Lease Revenue Bonds in an aggregate principal amount of not to exceed \$202 million and authorizing the distribution of an Official Statement in connection with the offering and sale of the Bonds and authorizing the execution and delivery of necessary documents in connection therewith.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE, LEASE AGREEMENT, INDENTURE, BOND PURCHASE CONTRACT AND CONTINUING DISCLOSURE CERTIFICATE IN CONNECTION WITH THE ISSUANCE OF ONTARIO PUBLIC FINANCING AUTHORITY LEASE REVENUE BONDS, APPROVING THE ISSUANCE OF SUCH BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$202,000,000, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH BONDS AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS.

A RESOLUTION OF THE ONTARIO PUBLIC FINANCING AUTHORITY AUTHORIZING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A GROUND LEASE, LEASE AGREEMENT, INDENTURE, BOND PURCHASE CONTRACT AND ASSIGNMENT AGREEMENT IN CONNECTION WITH THE ISSUANCE OF ONTARIO PUBLIC FINANCING AUTHORITY LEASE REVENUE BONDS, AUTHORIZING THE ISSUANCE OF SUCH BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$202,000,000, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH BONDS AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS.

- ATTACHMENT:** [2026 Lease Revenue Bonds Approval to Issue Bonds CITY 01 RESO\\_RM](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds Approval to Issue Bonds OPFA 02 RES O\\_RM](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_03 Ground Lease.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_04 Lease Agreement.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_05 Indenture.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_06 Bond Purchase Agreement.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_07 Assignment Agreement.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_08 Form of Continuing Disclosure Certificate.pdf](#)
- ATTACHMENT:** [2026 Lease Revenue Bonds\\_09 Preliminary Official Statement.pdf](#)

**13. [A PUBLIC HEARING TO CONSIDER A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA25-003, REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE](#)**

That the City Council introduce and waive further reading of an Ordinance approving File No. PDCA25-003, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 7.0 (Historic Preservation), 8.0 (Sign Regulations), and References (Reference G: Landscape Design and Construction Guidelines) of the City of Ontario Development Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA25-003, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 4.0 (PERMITS, ACTIONS, AND DECISIONS), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), 7.0 (HISTORIC PRESERVATION), 8.0 (SIGN REGULATIONS), AND REFERENCES (REFERENCE G: LANDSCAPE DESIGN AND CONSTRUCTION GUIDELINES) OF THE CITY OF ONTARIO DEVELOPMENT CODE, AND MAKING FINDINGS IN SUPPORT THEREOF.

- ATTACHMENT:** [20251216 PDCA25-003 Dev Code Amendment PC Back-up.pdf](#)
- ATTACHMENT:** [20251216\\_PDCA25-003\\_Dev Code Amendment\\_ORD\\_RM.docx](#)
- ATTACHMENT:** [20251125 PDCA25-003 Dev Code Amendment Redline Text.pdf](#)

**14. [A PUBLIC HEARING TO CONSIDER AN URGENCY ORDINANCE APPROVING A](#)**

**DEVELOPMENT CODE AMENDMENT, FILE NO PDCA25-004, REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

That the City Council consider, waive further reading, and adopt an Urgency Ordinance approving File No. PDCA25-004, to amend Division 5.03 - Supplemental Land Use Regulations, Section 5.03.010 (Accessory Dwelling Units) of the City's Development Code to comply with recent changes to state law that impose new limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), which will take effect on January 1, 2026.

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA25-004, AMENDING DIVISION 5.03 - SUPPLEMENTAL LAND USE REGULATIONS, SECTION 5.03.010 OF THE CITY'S DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO COMPLY WITH THE RECENT CHANGES IN STATE LAW, AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE SECTION 21080.17.

**ATTACHMENT:** [20251216 File No PDCA25-004 ADU Urgency Ordinance 01 - ORD\\_RM \(1\).docx](#)

**ATTACHMENT:** [20251216 File No PDCA25-004 ADU Urgency Ordinance 02 Exhibit A](#)

**ATTACHMENT:** [20251216 File No PDCA25-004 Dev Code Section 5.03.010 redline](#)

**15. A PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCES ADDING CHANGES TO CHAPTERS 18 AND 19 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE AND A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO WAIVE CITY BUILDING DEPARTMENT PERMIT FEES PERTAINING TO HIGH-RISK UNREINFORCED MASONRY AND SOFT-STORY STRUCTURES**

That the City Council introduce and waive further reading of:

- A. An Ordinance adding Chapter 18 of Title 8 of The Ontario Municipal Code Pertaining to a Seismic Safety Mitigation Program for Unreinforced Masonry Buildings.
- B. An Ordinance adding Chapter 19 of Title 8 of The Ontario Municipal Code Pertaining to mandatory Seismic Strengthening provisions for existing wood-frame buildings with soft, weak or open-front wall.
- C. That the City Council consider and adopt a Resolution approving and authorizing the Building Official to waive City Building Department permit fees for retrofit building plans submitted for High-Risk Unreinforced Masonry (URM) and Soft-Story structures.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING PURSUANT TO AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 18 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO A SEISMIC SAFETY MITIGATION PROGRAM FOR UNREINFORCED MASONRY BUILDINGS, AND MAKING FINDINGS IN SUPPORT THEREOF.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING

PURSUANT TO AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 19 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO MANDATORY SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALL, AND MAKING FINDINGS IN SUPPORT THEREOF.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE BUILDING OFFICIAL TO WAIVE CITY BUILDING DEPARTMENT PERMIT FEES FOR THE SEISMIC RETROFITTING OF HIGH-RISK UNREINFORCED MASONRY (URM) AND SOFT-STORY STRUCTURES.

- ATTACHMENT:** [20251216 - URM Ordinance Address Index - Exhibit A.pdf](#)
- ATTACHMENT:** [20251216 - Soft Story Ordinance Address Index - Exhibit B.pdf](#)
- ATTACHMENT:** [20241216-URM\\_ORDINANCE\\_01\\_ORD\\_RM.docx](#)
- ATTACHMENT:** [20241216-SOFT STORY ORDINANCE\\_02\\_ORD\\_RM \(1\).docx](#)
- ATTACHMENT:** [20251216 - URM Ordinance Address Map - Exhibit A-1.pdf](#)
- ATTACHMENT:** [20251216 - Soft Story Ordinance Address Map - Exhibit B-1.pdf](#)
- ATTACHMENT:** [20241216-URM\\_and\\_Soft\\_Story\\_Fee\\_Wavier\\_03\\_Reso \(5\).docx](#)

## **ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**

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### **16. SB165 LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025**

That the City Council accept the City of Ontario's SB165 Local Agency Special Tax and Bond Accountability Report (unaudited) for Fiscal Year Ended June 30, 2025.

- ATTACHMENT:** [SB165 Year Ending June 30,2025.pdf](#)

### **17. A CITY COUNCIL ORDINANCE ESTABLISHING HOTEL EMPLOYEE SAFETY REGULATIONS**

That the City Council introduce and waive further reading of an Ordinance establishing safety regulations for hotel employees.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING HOTEL EMPLOYEE SAFETY REGULATIONS

- ATTACHMENT:** [Hotel\\_Safety\\_Ordinance.doc](#)

### **18. ELECTIONS CODE SECTION 9212 IMPACT REPORT REGARDING AN INITIATIVE ORDINANCE FOR HOTEL, CENTER, & AIRPORT WORKER PROTECTION, RETENTION, AND MINIMUM WAGE AND RECOMMENDATION THAT THE CITY COUNCIL CONSIDER THE ORDINANCE OUTRIGHT WITHOUT ALTERATION**

That the City Council accept this report and that it not adopt the Ordinance outright without alteration as proposed.

AN ORDINANCE ESTABLISHING HOTEL, EVENT CENTER, AND AIRPORT WORKER PROTECTION, RETENTION, AND MINIMUM WAGE

**ATTACHMENT:** [Hotel, Event Center, Airport Minimum Wage.pdf](#)

**19. ELECTIONS CODE SECTION 9212 IMPACT REPORT REGARDING AN INITIATIVE ORDINANCE TO REQUIRE VOTER APPROVAL FOR MAJOR HOTEL DEVELOPMENT PROJECTS AND MAJOR EVENT CENTER PROJECTS AND RECOMMENDATION THAT THE CITY COUNCIL CONSIDER THE ORDINANCE OUTRIGHT WITHOUT ALTERATION**

That the City Council accept this report and that it not adopt the Ordinance outright without alteration as proposed.

AN ORDINANCE REQUIRING VOTER APPROVAL FOR MAJOR HOTEL DEVELOPMENT PROJECTS AND MAJOR EVENT CENTER PROJECTS

**ATTACHMENT:** [Major Hotel & Event Center Projects.pdf](#)

**20. RESOLUTIONS CALLING A MARCH 24, 2026 SPECIAL MUNICIPAL ELECTION FOR TWO INITIATIVE MEASURES REGARDING HOTEL, EVENT & CENTER, AND; AIRPORT WORKER REGULATIONS AND MINIMUM WAGES AND REQUIRING VOTER APPROVAL OF DEVELOPMENT AGREEMENTS FOR MAJOR HOTEL AND EVENT CENTER PROJECTS**

That the City Council adopt the two attached resolutions to submit the two initiative ordinances to the Ontario voters at a Special Municipal Election to be held on March 24, 2026.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF ONTARIO ON THE MARCH 24, 2026 SPECIAL MUNICIPAL ELECTION BALLOT AN INITIATIVE MEASURE TO ENACT A HOTEL, EVENT CENTER AND AIRPORT HOSPITALITY WORKER PROTECTION AND MINIMUM WAGE ORDINANCE; REQUESTING THE COUNTY OF SAN BERNARDINO TO PROVIDE SPECIFIED ELECTION SERVICES TO CONDUCT SAID ELECTION; AND SETTING RULES AND DEADLINES FOR ARGUMENTS AND REBUTTALS FOR AND AGAINST THE MEASURE.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF ONTARIO ON THE MARCH 24, 2026 SPECIAL MUNICIPAL ELECTION BALLOT AN INITIATIVE MEASURE TO REQUIRE STATUTORY DEVELOPMENT AGREEMENTS AND VOTER APPROVAL FOR ALL MAJOR HOTEL DEVELOPMENT PROJECTS AND MAJOR EVENT CENTER DEVELOPMENT PROJECTS IN THE CITY; REQUESTING THE COUNTY OF SAN BERNARDINO TO PROVIDE SPECIFIED ELECTION SERVICES TO CONDUCT SAID ELECTION; AND SETTING RULES AND DEADLINES FOR ARGUMENTS AND REBUTTALS FOR AND AGAINST THE MEASURE.

**ATTACHMENT:** [Resolution Calling Special Election for Initiative Measure Enacting Hotel Hospitality Worker Protection and Minimum Wage Ordinances RM.docx](#)

**ATTACHMENT:** [Resolution Calling Special Election for Initiative Measure Requiring Statutory Development Agreement and Voter Approval for all Major Hotel RM.docx](#)

## **STAFF MATTERS**

City Manager Ochoa

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## **COUNCIL MATTERS**

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

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## **ADJOURNMENT**

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