



CITY OF ONTARIO

Regular City Council/Housing
Authority/Ontario Public Financing Authority
Meeting
SEPTEMBER 2, 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.

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.

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.

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 and Ontario Public Financing Authority meeting begins with 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.

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Pastor Richard Hernandez, The Church of God Ontario

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. 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 special meetings of the City Council and Housing Authority of July 30, 2025 and August 5, 2025, and cancelled regular meetings of August 5, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250730\(S\) Meeting Minutes \(Not Official Until Approved\).docx](#)

ATTACHMENT: [20250805 \(S\) Meeting Minutes \(Not Official Until Approved\).docx](#)

ATTACHMENT: [20250805 C Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills July 31, 2025 through August 7, 2025, and Payroll July 13, 2025 through July 26, 2025.

3. [A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE CITY OF RANCHO CUCAMONGA FOR PAVEMENT REHABILITATION OF THE VINEYARD AVENUE AND EIGHTH STREET INTERSECTION](#)

That the City Council authorize the City Manager, or his designee, to execute a Reimbursement Agreement between the City of Ontario and the City of Rancho Cucamonga for the pavement rehabilitation of the Vineyard Avenue and Eighth Street intersection, estimated to be \$176,484.

ATTACHMENT: [Exhibit A - Vineyard Eighth Map.pdf](#)

ATTACHMENT: [AGR Rancho Ontario Agreement_Vineyard-Eighth Intersection](#)

4. **[AUTHORIZE THE RENEWAL OF THE CITY'S GEOGRAPHIC INFORMATION SYSTEM SOFTWARE LICENSE AGREEMENT WITH ESRI, INC.](#)**

That the City Council authorize the City Manager, or his designee, to execute the renewal of the City's Geographic Information System (GIS) software Agreement with ESRI, Inc., of Redlands, CA, for annual licensing and maintenance support, for a total contract not-to-exceed of \$643,632 for a three-year term.

ATTACHMENT: [ESRI_Renewal_Q-553536.pdf](#)

5. **[AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH INLAND EMPIRE STAGES, LTD, FOR CHARTER BUS TRANSPORTATION SERVICES](#)**

That the City Council authorizes the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Inland Empire Stages, Ltd., increasing the contract by \$244,000 for a new total not-to-exceed amount of \$384,000, and extend the contract term to June 30, 2027.

ATTACHMENT: [Inland Empire Stages, LTD Amendment.docx](#)

6. **[AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT WITH J6D INC, FOR CUSTOM APPAREL SERVICES](#)**

That the City Council authorize the City Manager or his designee to execute Amendment No. 1 to the Goods and Services Agreement with J6D, Inc. of Ontario, California, in the amount of \$200,000 for a total not-to-exceed contract amount of \$500,000, and extend the contract term to October 16, 2027.

ATTACHMENT: [J6D Goods and Services Amendment.pdf](#)

7. **[OPTING INTO A SETTLEMENT AGREEMENT WITH PURDUE PHARMA, L.P. AND THE SACKLER FAMILY](#)**

That the City Council authorize the City Manager, or his designee, to opt into a Settlement Agreement with opioid distributors, Purdue Pharma, L.P. and the Sackler Family, and authorize the City Manager to execute any documents necessary to implement the action.

ATTACHMENT: [Exhibit A - Purdue_Sackler Settlement Agreement.pdf](#)

8. **[A CONSTRUCTION CONTRACT WITH BOGH CONSTRUCTION LLC FOR THE CONSTRUCTION OF THE DE ANZA PARK RENOVATION PROJECT](#)**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract for D&C25-001 De Anza Park Renovation with Bogh Construction LLC, of Beaumont, California, for the De Anza Park Renovation Project for a total contract amount of \$11,541,198 plus a 10% contingency of \$1,154,120, for a total contract amount not-to-exceed \$12,695,318; 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: [Contract - Bogh Construction.pdf](#)

9. **[A MAINTENANCE SERVICES AGREEMENT WITH T.E. ROBERTS INC. FOR ON-CALL SERVICES FOR WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM REPAIRS](#)**

That the City Council authorize the City Manager, or designee, to execute a one-year Maintenance Services Agreement with T.E. Roberts Inc., of Irvine, California, for on-call water distribution and sewage collection system repairs in the amount of \$1,200,000 from September 2, 2025 to June 30, 2026, with the option to extend the agreement for up to four successive one-year periods for a total not-to-exceed \$6,630,750.

ATTACHMENT: [20250902 MSA with T.E. Roberts^04 AGMT.pdf](#)

10. **[AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH FUEL SERV, INC. FOR FUEL SITE EQUIPMENT MAINTENANCE AND ON-CALL SERVICES](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Maintenance Services Agreement with Fuel Serv, Inc., of Montclair, California, for fuel site equipment maintenance and on-call services in the amount of \$600,000, for a total not-to-exceed contract amount of \$750,000, and exercising the remaining four option years extending the term to September 30, 2029.

ATTACHMENT: [2. Fuel Serv - Amendment No. 1.pdf](#)

11. **[AUTHORIZE THE PURCHASE OF SPECIALIZED LAW ENFORCEMENT SAFETY EQUIPMENT WITH AARDVARK](#)**

That the City Council authorize the City Manager or his designee to execute the one-time purchase of specialized law enforcement safety equipment through Aardvark, with its principal place of business in La Verne, California, for an amount not to exceed \$187,684.

ATTACHMENT: [Quotation - SQ22194](#)

12. **[AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH ASSETWORKS, INC. FOR FLEET MAINTENANCE, REPAIR, DATA TRACKING SOFTWARE, AND DATA RETENTION](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 2 to the Maintenance Services Agreement with AssetWorks, Inc., of Wayne, Pennsylvania, for the fleet maintenance, repair, data tracking software, and data retention in the amount of \$198,142 for a total not-to-exceed amount of \$345,485 over the five-year term.

ATTACHMENT: [Ontario CA FA Maint Renewal July 2025_3yr.pdf](#)

13. **[AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH JUNIPER GROUP, LLC FOR LEADERSHIP COACHING AND EMPLOYEE DEVELOPMENT SERVICES](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Professional Services Agreement with Juniper Group, LLC, of Annapolis, Maryland, for

leadership coaching and employee development services in the amount of \$175,000 for a total not-to-exceed amount of \$325,000.

ATTACHMENT: [Amendment No 4 Juniper Group LLC..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.

14. A PUBLIC HEARING TO APPROVE FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT ON 0.37-ACRE OF LAND LOCATED AT 111 NORTH MONTEREY AVENUE

That the City Council introduce and waive further reading of 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: [20250902 File No. PUD23-001 01 PC Back-up.pdf](#)

ATTACHMENT: [20250902 File No. PUD23-001 02 ORD RM](#)

ATTACHMENT: [20250902 File Nos. PUD23-001 PDEV23-018 03 PUD.pdf](#)

15. LEASE FINANCING PLAN FOR THE PROPOSED ACQUISITION OF PARK LAND AT THE SOUTHWEST CORNER OF PARK VISTA DRIVE AND ARCHIBALD AVENUE

That the City Council authorize the City Manager, or his designee, to execute all documents required for the completion of the lease-leaseback financing within the authorization limits and adopt a Resolution approving:

- A. The financing for the acquisition of real property located at southwest corner of Park Vista Drive and Archibald Avenue for a period of ten (10) years; and
- B. The Lease Agreement between the City of Ontario and the Ontario Public Finance Authority; and
- C. The Site and Facility Lease between the City of Ontario and Ontario Public Finance Authority

That the Ontario Public Finance Authority authorize the Executive Director, or his designee, to

execute all documents required for the completion of the lease-leaseback financing within the authorization limits and adopt a Resolution approving:

- A. The financing for the acquisition of real property located at southwest corner of Park Vista Drive and Archibald Avenue for a period of ten (10) years; and
- B. The Lease Agreement between the City of Ontario and the Ontario Public Finance Authority; and
- C. The Site and Facility Lease between the City of Ontario and Ontario Public Finance Authority; and
- D. The Assignment Agreement between the Ontario Public Finance Authority and SC Ontario Development Company, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING PROCEEDINGS AND AGREEMENTS RELATING TO THE FINANCING OF PUBLIC CAPITAL IMPROVEMENTS FOR PUBLIC PURPOSES, APPROVING PREPARATION AND AUTHORIZING OFFICIAL ACTIONS.

A RESOLUTION OF THE ONTARIO PUBLIC FINANCING AUTHORITY, OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING A LEASE FINANCING IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$21,829,500 IN CONNECTION WITH THE FINANCING OF PUBLIC CAPITAL IMPROVEMENTS, AUTHORIZING AND DIRECTING EXECUTION OF A SITE AND FACILITIES LEASE, LEASE AGREEMENT, ASSIGNMENT AGREEMENT AND AUTHORIZING OFFICIAL ACTIONS AND EXECUTION OF RELATED DOCUMENTS.

- ATTACHMENT:** [Ontario Park Acquisition-Resolution of the City Authorizing Financing](#)
- ATTACHMENT:** [Ontario Park Acquisition-Resolution of Authority Authorizing Financing](#)
- ATTACHMENT:** [Ontario Park Acquisition - Lease Agreement 03.docx](#)
- ATTACHMENT:** [Ontario Park Acquisition - Site and Facility Lease 04.docx](#)
- ATTACHMENT:** [Ontario Park Acquisition - Assignment Agreement 05.docx](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
