



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
JULY 1, 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 comment by email, submit your comments 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 comments 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 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

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 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Unite Here Local 11 v. City of Ontario, Case No. CIVSB2514995

ATTACHMENT: [20250701 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Senior Pastor Gresford A. Thomas, Ontario Seventh-day Adventist 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.

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.

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.

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.

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 June 3, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250603 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills May 31, 2025 through June 12, 2025, and Payroll May 18, 2025 through May 31, 2025.

3. **[PROFESSIONAL SERVICES AGREEMENTS WITH HARRIS AND ASSOCIATES AND TRANSTECH ENGINEERS, INC. FOR ON-CALL ENGINEERING PLAN CHECKING SERVICES](#)**

That the City Council authorize the City Manager, or his designee, to execute a three-year On Call Professional Services Agreements with two firms specializing in providing consulting services related to engineering plan checking; and authorize the City Manager, or his designee, to extend the agreements for up to two additional one-year periods. In no event shall the proposed agreements with each firm, exceed \$3,000,000 over a three-year period. The City may choose to extend each agreement for up to two additional one-year terms in the amount of \$1,000,000 per year for a total not-to-exceed contract amount of \$5,000,000 per agreement.

ATTACHMENT: [HarrisAndAssoc_Contract.pdf](#)

ATTACHMENT: [Transtech_Contract.pdf](#)

4. **[A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL PARCEL MAP NO. 20376 LOCATED ON THE NORTHWEST CORNER OF WEST SPRUCE COURT AND SOUTH OAKS AVENUE](#)**

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security, and Final Parcel Map No. 20376, located on the northwest corner of West Spruce Court and South Oaks Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20376 LOCATED ON THE NORTHWEST CORNER OF WEST SPRUCE COURT AND SOUTH OAKS AVENUE.

ATTACHMENT: [20250701 PM-20376^01 EXH A.pdf](#)

ATTACHMENT: [20250701 PM-20376 02^RESO^RM](#)

ATTACHMENT: [20250701 PM-20376^03 SIA.pdf](#)

5. **[A CONSTRUCTION CONTRACT WITH ELECNOR BELCO ELECTRIC, INC. FOR THE TRAFFIC SIGNAL SYSTEM AND TRAFFIC SIGNAL MODIFICATION IMPROVEMENTS PROJECT](#)**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract with Elecnor Belco Electric, Inc. of Chino, California, for the construction of a traffic signal system at San Antonio Avenue at Francis Street and traffic signal modifications at Campus Avenue at Mission Boulevard and Sultana Avenue at Mission Boulevard Project in the amount of \$2,034,197 plus a 10% contingency of \$203,420 for a total not-to-exceed contract amount of \$2,237,617; 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, contracts amendments within the authorization limits, and filing a notice of completion at the conclusion of all

construction-related activities.

ATTACHMENT: [02_Contract.pdf](#)

6. [A QUITCLAIM DEED AND A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL TRACT MAP NO. 20562 LOCATED ON THE SOUTHEAST CORNER OF HAVEN AVENUE AND EUCALYPTUS AVENUE](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Quitclaim Deed to SL Ontario Development Company, LLC for fee title ownership of land previously granted to the City in fee; and
- B. That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security, and Final Tract Map No. 20562, located on the southeast corner of Haven Avenue and Eucalyptus Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20562 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND EUCALYPTUS AVENUE.

ATTACHMENT: [20250701 TM-20562^01 EXH A.pdf](#)

ATTACHMENT: [20250701 TM-20562 02^RESO^RM](#)

ATTACHMENT: [20250701 TM-20562^03 SIA.pdf](#)

7. [AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH BEAR ELECTRICAL SOLUTIONS, INC. FOR TRAFFIC SIGNAL MAINTENANCE](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 2 to the Maintenance Services Agreement with Bear Electrical Solutions, Inc., of Alviso, California, to provide maintenance services for the City's traffic signals and traffic signal system in the amount of \$2,385,000 increasing the total not-to-exceed contract amount from \$2,115,000 to \$4,500,000 and authorize the City Manager, or his designee, to execute future amendments within the authorization limits.

ATTACHMENT: [Amendment No. 2.doc](#)

8. [A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS](#)

That the City Council adopt a Resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations and placing assessments on the San Bernardino County Tax Rolls.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES AND RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS

OF THE MUNICIPAL CODE

ATTACHMENT: [20250701 Comm Imp Special Assessments for County Tax Rolls 01^RESO^RM.docx](#)

ATTACHMENT: [20250701 Special Assessments^02 - Exhibit A.pdf](#)

ATTACHMENT: [20250701 Special Assessments^03 - Exhibit B.pdf](#)

ATTACHMENT: [20250701 Special Assessments^04 - Exhibit C.pdf](#)

9. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CALTEK TECHNOLOGIES, INC., FOR LOW-VOLTAGE CABLING AND EQUIPMENT INSTALLATION](#)

That the City Council authorize the City Manager, or designee, to execute Amendment No. 8 to the Professional Services Agreement with CalTek Technologies, Inc., of Ontario, CA, for low-voltage cabling, to increase the authorized amount by \$78,499, for a total not-to-exceed contract amount of \$625,732.

ATTACHMENT: [CalTek Technologies, Inc Amendment No. 8.pdf](#)

10. [AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT \(FILE NO. PDA24-004\) BETWEEN THE CITY OF ONTARIO, WARM SPRINGS INVESTMENTS LTD, LHC ONTARIO HOLDINGS, LLC, AND RICHLAND ONTARIO DEVELOPERS, LLC](#)

That the City Council consider and adopt an Ordinance approving a Development Agreement (File No. PDA24-004) between the City of Ontario, Warm Springs Investments Ltd, LHC Ontario Holdings, LLC, and Richland Ontario Developers, LLC.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA24-004, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND, WARM SPRINGS INVESTMENTS LTD, LHC ONTARIO HOLDINGS, LLC, AND RICHLAND ONTARIO DEVELOPERS, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20724 (FILE NO. PMTT24-005) LOCATED AT THE SOUTHEAST CORNER OF EUCALYPTUS AVENUE AND MILL CREEK AVENUE, WITHIN PLANNING AREA 33 OF THE SUBAREA 29 SPECIFIC PLAN (FILE NO. PSPA21-005). (APNS: 1073-171-05, 1073-171-06, 1073-171-07).

ATTACHMENT: [File No. PDA24-004 Richland Ontario Developers LLC^01^EXH A&B.pdf](#)

ATTACHMENT: [File No. PDA24-004 Richland Ontario Developers LLC 02^ORD^RM](#)

ATTACHMENT: [File No. PDA24-004 Richland Ontario Developers LLC^03^DEV^AGR.docx](#)

11. [A GOODS AND SERVICES AGREEMENT WITH WASTEBUILT ENVIRONMENTAL SOLUTIONS AS AN AUTHORIZED SUPPLIER FOR FLEET REFUSE TRUCK PARTS AND SERVICE](#)

That the City Council take the following actions:

- A. Authorize Wastebuilt Environmental Solutions, LLC, of Charlotte, North Carolina, as an authorized supplier for current and future purchases of parts and repair services for the City of Ontario fleet refuse trucks; and

- B. Authorize the City Manager, or his designee, to execute a Goods and Services Agreement with Wastebuilt Environmental Solutions, LLC, of Charlotte, North Carolina, for a total not-to-exceed amount of \$1,800,000 over a three-year term and authorize the option to extend the Agreement for up to two (2) additional one-year terms for a total not-to-exceed amount of \$3,000,000.

ATTACHMENT: [Goods & Services Agreement.pdf](#)

12. GOODS AND SERVICES AGREEMENTS WITH CITRUS MOTORS AND FORD OF UPLAND FOR FORD ORIGINAL EQUIPMENT MANUFACTURER (OEM) PARTS AND SERVICES

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Goods and Services Agreement with Citrus Motors, of Ontario, California, for the purchase and delivery of Ford Original Equipment Manufacturer (OEM) parts and services in the amount not-to-exceed \$1,140,000 and authorize the option to extend the Agreement for two additional one-year terms, consistent with the terms and conditions of the Sourcewell Contract #080124-FMC; and
- B. Authorize the City Manager, or his designee, to execute a Goods and Services Agreement with Ford of Upland, of Upland, California, for the purchase of Ford OEM parts and services in the amount not-to-exceed \$588,000 and authorize the option to extend the Agreement for two additional one-year terms, consistent with the terms and conditions of the Sourcewell Contract #080124-FMC.

ATTACHMENT: [Citrus Motors Model Goods and Services Agreement.pdf](#)

ATTACHMENT: [Ford Contract 080124.pdf](#)

ATTACHMENT: [Revised Ford of Upland Model Goods and Services Agreement Draft MR 2025.pdf](#)

13. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH GLOBAL POWER GROUP, INC. FOR STAND-BY GENERATOR MAINTENANCE SERVICES AND REPAIRS

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Maintenance Services Agreement with Global Power Group, Inc., of Lakeside, California, for Stand-by Generator Maintenance Services and Repairs in the amount of \$365,221 plus a contingency of \$300,000. This Amendment increases the contract amount from \$375,600 to \$740,821 and increases the contingency from \$150,000 to \$450,000 for a total not-to-exceed amount of \$1,190,821 over the five-year term.

ATTACHMENT: [Global Power Group, Inc. - Amendment No.1.pdf](#)

14. PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL CONSULTING SERVICES RELATED TO ENVIRONMENTAL, ARCHITECTURE AND URBAN DESIGN, AND LANDSCAPE ARCHITECTURE SERVICES

That the City Council authorize the City Manager, or designee, to execute three-year On-Call Professional Services Agreements with six firms specializing in providing consulting services related to environmental, architecture and urban design, and landscape architecture services;

and authorize the City Manager, or designee, to extend the agreements for up to two additional one-year periods. In no event shall the proposed agreements with each firm, exceed \$500,000 over a three-year period.

ATTACHMENT: [Kimley-Horn and Assoc. PSA- Letterhead.pdf](#)

ATTACHMENT: [MIG, Inc. PSA- Letterhead.pdf](#)

ATTACHMENT: [Placeworks PSA- Letterhead.pdf](#)

ATTACHMENT: [Psomas PSA- Letterhead.pdf](#)

ATTACHMENT: [Ruth Villalobos PSA- Letterhead.pdf](#)

ATTACHMENT: [T&B PSA- Letterhead.pdf](#)

15. APPROVAL OF GOODS AND SERVICES AGREEMENT FOR MERIDIAN BARRIERS FROM MERIDIAN RAPID DEFENSE GROUP

That the City Council authorize the City Manager or his designee to execute all documents necessary for the purchase of meridian barriers in the amount of \$600,000 from Meridian Rapid Defense Group of Pasadena, California.

ATTACHMENT: [2. Agreement Meridian.pdf](#)

16. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH CONVERGINT TECHNOLOGIES, LLC FOR THE ONTARIO POLICE DEPARTMENT BUILDING SECURITY PROJECT

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 6 to the Maintenance Services Agreement with Convergent Technologies, LLC, of La Palma, California, increasing the authorized contract amount for the Ontario Police Department building security project for a total not-to-exceed amount of \$4,390,136.

ATTACHMENT: [Amendment No. 6_06.12.2025.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
