



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
AUGUST 19, 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 5:30 p.m., immediately followed by Public Comment, 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 54957, PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APNs: 1053-521-01, 1053-521-02, 1053-591-01, 1053-591-02, 1053-601-01, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02;

14389 East Edison Avenue, 7511 East Eucalyptus Avenue, 7388 East Eucalyptus Avenue, 7280 East Eucalyptus Avenue, 7566 East Eucalyptus Avenue, 7634 East Eucalyptus Avenue, 0 East Eucalyptus Avenue, 0 South Bon View Avenue, 0 East Merrill Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: County of San Bernardino; Under negotiation: Price and terms of payment.

ATTACHMENT: [20250819 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Bowman

INVOCATION

Robert Rocha Jr., Voz 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.

PRESENTATION

San Bernardino County Transit Authority Measure I Update

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 July 15, 2025 and approving same as on file in the Records Management Department.

ATTACHMENT: [20250715 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. **BILLS & PAYROLL**

Bills July 18, 2025 through July 31, 2025, and Payroll June 29, 2025 through July 12, 2025.

3. **ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES**

That the City Council consider and:

- A. Accept written petitions (on file with the Records Management Department) from GLV Landowner LP and GLV Building 6 LP ("Landowners"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982; and
- B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services), 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, October 7, 2025.

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. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN

ATTACHMENT: [CFD 69 \(South Ontario Logistics Center Services\) 01 Resolution of Intention RM](#)

ATTACHMENT: [CFD 69 \(South Ontario Logistics Center Services\) 01 RMA Back Up.pdf](#)

ATTACHMENT: [CFD 69 \(South Ontario Logistics Center Services\) 01A Boundary Map Back Up.pdf](#)

ATTACHMENT: [CFD 69 \(South Ontario Logistics Center Services\) 02 Back Up Petition \(GLV Landowner LP\).pdf](#)

ATTACHMENT: [CFD 69 \(South Ontario Logistics Center Services\) 02 Back Up Petition \(GLV Building 6 LP\).pdf](#)

4. [A CONSTRUCTION CONTRACT WITH ROY ALLAN SLURRY SEAL, INC. FOR THE FY 2025-26 ANNUAL MAINTENANCE SLURRY SEAL, CAPE SEAL, AND PAVEMENT MANAGEMENT PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a construction contract with Roy Allan Slurry Seal, Inc., of Santa Fe Springs, California, for the FY 2025-26 Annual Maintenance Slurry Seal, Cape Seal, and Pavement Management Project in the amount of \$1,007,775, plus a 10% contingency of \$100,778 for a total not-to-exceed contract amount of \$1,108,553; 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: [03 - Exhibit A Project Location Map.pdf](#)

ATTACHMENT: [02 - Contract Draft.pdf](#)

5. [AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 74 \(REMINGTON APG LLC SERVICES\)](#)

That the City Council adopt an Ordinance authorizing the levy of special taxes within City of Ontario Community Facilities District No. 74 (Remington APG LLC Services).

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES)

ATTACHMENT: [CFD 74 - Remington APG LLC Services ORD RM](#)

6. [ADOPTION OF ORDINANCES APPROVING A NEW CHAPTER REGULATING UNMANNED AIRCRAFT SYSTEMS \(UAS\) AND AMENDMENTS TO VARIOUS SECTIONS OF THE ONTARIO MUNICIPAL CODE RELATED TO PARKING VIOLATIONS, CAMPING AND STORAGE REGULATIONS, TRESPASSING ENFORCEMENT, AND AIRPORT RULES](#)

That the City Council adopt :

- A. An Ordinance establishing regulations governing the use of Unmanned Aircraft Systems (UAS), commonly known as drones; and
- B. An Ordinance amending Volume I of the Ontario Municipal Code by:

- 1. Revising the Code to specify that all violations are punishable as misdemeanors—unless

otherwise expressly stated or unless the citing officer or prosecuting attorney determines that prosecution as an infraction better serves the interests of justice—in order to enhance the safety, health, and general welfare of residents, visitors, and businesses;

2. Authorizing any Police Officer to enforce all provisions of the Municipal Code and to arrest individuals in violation of said provisions; and
3. Updating regulations related to camping and the storage of personal property in public areas.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 1 OF TITLE 7 TO VOLUME I OF THE ONTARIO MUNICIPAL CODE BY ADOPTING REGULATIONS REGARDING THE USE OF UNMANNED AIRCRAFT SYSTEMS COMMONLY KNOWN AS DRONES.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING THE ONTARIO MUNICIPAL CODE BY REVISING THE PENALTY AND ENFORCEMENT PROVISIONS, AND REVISING THE CAMPING AND STORAGE OF PERSONAL PROPERTY PROVISIONS.

ATTACHMENT: [Drone Regulations ORD RM](#)

ATTACHMENT: [Amending Penalty and Enforcement Provisions ORD RM](#)

7. [AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH CLEAN ENERGY FOR MAINTENANCE OF THE COMPRESSED NATURAL GAS FUELING STATION](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Maintenance Services Agreement with Clean Energy, of Newport Beach, California, for the maintenance of the compressed natural gas (CNG) fueling station in the amount of \$150,000 increasing the contract amount from \$325,000 to a total not-to-exceed contract amount of \$475,000 and extend the agreement for an additional one-year term.

ATTACHMENT: [2. Clean Energy - Amendment No. 4.pdf](#)

8. [AUTHORIZE THE PURCHASE OF FLEET VEHICLES WITH PEORIA FORD](#)

That the City Council authorize the City Manager, or his designee, to approve the purchase and delivery of 14 Ford Police Interceptor Utility Pursuit Vehicles for the Police Department in the amount of \$824,000 plus a 10% contingency of \$82,400 for a total not-to-exceed amount of \$906,400 from PFVT Motors LLC (Peoria Ford), of Peoria, Arizona, consistent with the terms and conditions of the Arizona State Cooperative Contract No. CTR059322-4.

ATTACHMENT: [quote 1.pdf](#)

ATTACHMENT: [quote 2.pdf](#)

ATTACHMENT: [quote 3.pdf](#)

ATTACHMENT: [ARIZONA STATE PURCHASING COOPERATIVE AGREEMENT 3.2024.pdf](#)

9. [AWARD PROFESSIONAL SERVICES AGREEMENT FOR COST ALLOCATION PLAN, CERTIFIED OMB PLAN, AND INTERNAL SERVICE FUNDS RATE PLANS FOR VARIOUS CITY FUNDS](#)

That the City Council award a Professional Services Agreement for Cost Allocation Plan,

Certified OMB Plan, and Internal Service Funds rate plans to Aptemiz, Inc., for a three-year term for an amount not-to-exceed \$180,000 with the option to extend the Agreement for two additional one-year terms for \$60,000 per fiscal year; and authorize the City Manager, or his designee, to execute the Agreement.

ATTACHMENT: [Aptemiz PSA - CAP.pdf](#)

10. UPDATE OF AUTHORIZED AGENT RESOLUTION PERTAINING TO FEDERAL AND/OR STATE FINANCIAL GRANT ASSISTANCE

That the City Council, by Resolution, rescind Resolution No. 2021-077, authorize certain officials as the City of Ontario's ("City") agents for purposes of applying for and obtaining federal and/or state financial grant assistance, authorize said agents to execute Emergency Management and Department of Homeland Security grant agreements and other required documents ("Eligible Grants"), and take any actions necessary to implement such grant agreements and other required documents, effective for three years from adoption of the revised Resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING PERSONS HOLDING CERTAIN DESIGNATED POSITIONS TO EXECUTE EMERGENCY MANAGEMENT AND HOMELAND SECURITY GRANT DOCUMENTS FOR AND ON BEHALF OF THE CITY OF ONTARIO FOR THE PURPOSE OF OBTAINING CERTAIN FEDERAL FINANCIAL ASSISTANCE AND/OR STATE FINANCIAL ASSISTANCE AND RESCINDING RESOLUTION NO. 2021-077.

ATTACHMENT: [20250819 AUTHORIZED AGENTS RESO RM](#)

ATTACHMENT: [Auth Agents Resol 2025 updated.docx](#)

11. DESIGNATION OF VOTING DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE GENERAL ASSEMBLY MEETING

That the City Council designate Council Member Debra Porada as the City's voting delegate and Mayor Paul Leon as an alternate for the League of California Cities Annual Conference General Assembly scheduled for October 8 through October 10, 2025.

12. A CONSTRUCTION CONTRACT WITH NORSTAR PLUMBING & ENGINEERING INC., A PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP INC., AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NINYO & MOORE INC., FOR THE DOWNTOWN WATER MAIN IMPROVEMENT PROJECT

That the City Council take the following actions:

- A. Approve the plans and specifications and award Contract No. UT 1066 Downtown Water Main Improvements project to Norstar Plumbing & Engineering Inc., of Alta Loma, California, in the amount of \$7,734,413 plus a 15% contingency of \$1,160,161 for a total not-to-exceed amount of \$8,894,574, a term of 183 calendar days after issuance of notice to proceed, and authorize the City Manager, or designee, to execute said contract and file a notice of completion at the conclusion of all construction activities related to

the project.

- B. Approve and authorize the City Manager, or designee to execute a Professional Services Agreement with Ardurra Group Inc., of Newport Beach, California, for a total not-to-exceed amount of \$179,479 for construction engineering services and a term from August 19, 2025 to August 19, 2027.
- C. Approve and authorize the City Manager, or designee to execute Amendment No. 1 to the Professional Services Agreement with Ninyo & Moore Inc., of San Diego, California, for \$141,136 for a total not-to-exceed amount of \$291,136 for geotechnical and material testing services and a term from May 2, 2023 to May 2, 2027.

ATTACHMENT: [Exhibit A.pdf](#)

ATTACHMENT: [20250819 Amendment PSA with Ninyo and Moore 01 AGMT.pdf](#)

ATTACHMENT: [20250819 CC with Norstar AGMT.pdf](#)

ATTACHMENT: [20250819 PSA with Ardurra 01 AGMT.pdf](#)

13. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERING INC. FOR THE EVALUATION OF AN ADVANCED WATER PURIFICATION FACILITY ALTERNATIVE SUPPLY PROGRAM PROJECT](#)

That the City Council approve and authorize the City Manager, or designee, to execute Amendment No. 3 to the Professional Services Agreement with Stetson Engineering Inc., of Covina, California, for the Evaluation of an Advanced Water Purification Facility Alternative Supply Program Project in the amount of \$45,000 for a new total not-to-exceed contract amount of \$381,148 and a term from July 19, 2022 to January 1, 2026.

ATTACHMENT: [20250805 Amendment to PSA with Stetson 06 AGMT.pdf](#)

14. [AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH THIRTIETH STREET ARCHITECTS, INC. FOR ON-GOING HISTORIC PRESERVATION CONSULTATION](#)

That the City Council authorize the City Manager or his designee to execute Amendment No. 8 to the Design Services Agreement with Thirtieth Street Architects, Inc., of Costa Mesa, California, for the on-going historic preservation consultation in Downtown Ontario in the amount of \$210,000 for a total not-to-exceed contract amount of \$1,136,600; and extend the Agreement expiration date to June 30, 2026.

ATTACHMENT: [Amendment No. 8 Proposal.docx](#)

ATTACHMENT: [Amendment_No_8_TSA_Agr_02152021.doc](#)

15. [AUTHORIZE THE RENEWAL OF THE CITY'S ESIGNATURE AND ONLINE FORMS PLATFORM, GOVOS, INC.](#)

That the City Council authorize the City Manager, or his designee, to execute the renewal with GovOS, Inc., of Austin, TX, for licensing and maintenance, for a total contract not-to-exceed amount of \$244,969 for an additional one-year term.

ATTACHMENT: [GovOS_Ontario, CA Renewal 2025-2026.pdf](#)

16. [A DEVELOPMENT CODE AMENDMENT \(FILE NO. PDCA25-001\) REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE](#)

That the City Council consider and adopt an Ordinance approving File No. PDCA25-001, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 8.0 (Sign Regulations), and 9.0 (Definitions and Glossary) of the City of Ontario Development Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA25-001, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), 8.0 (SIGN REGULATIONS), AND 9.0 DEFINITIONS AND GLOSSARY OF THE CITY OF ONTARIO DEVELOPMENT CODE, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [PDCA25-001 Dev Code Amendment ORD RM](#)

ATTACHMENT: [20250805 PDCA25-001 Dev Code Amendment - Redline Text.pdf](#)

17. [A GOODS AND EQUIPMENT PURCHASE AGREEMENT FOR WATER METERS AND REPAIR PARTS AND A MAINTENANCE SERVICES AGREEMENT FOR ADVANCED METERING INFRASTRUCTURE SYSTEMS WITH HYDROPRO SOLUTIONS](#)

That the City Council take the following actions:

- A. Approve and authorize a Goods and Equipment Purchase Agreement with HydroPro Solutions, of Ontario, California, for new water meters, equipment, and repair parts in the amount \$2,900,000 from August 19, 2025 to June 30, 2026, with the option to extend the agreement for up to four (4) successive one (1) year periods for a total not-to-exceed aggregate amount of \$16,024,331.
- B. Approve and authorize a Maintenance Services Agreement with HydroPro Solutions of Ontario, California, for water meter software network preventative maintenance and repairs in the amount of \$74,085 from August 19, 2025 to June 30, 2026, with the option to extend the agreement for up to four (4) successive one (1) year periods for a total not-to-exceed amount of \$446,138.

ATTACHMENT: [20250819 MSA with HydroPro 02 AGMT.pdf](#)

ATTACHMENT: [20250819 Good and Equipment Purchase with HydroPro 03 AGMT.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
