

**SPECIAL ONTARIO CITY COUNCIL/  
ONTARIO HOUSING AUTHORITY/  
SUCCESSOR AGENCY TO THE  
ONTARIO REDEVELOPMENT AGENCY  
MINUTES  
June 21, 2017**

**JOINT MEETINGS**

Special meetings of the Ontario City Council/Ontario Housing Authority/Successor Agency to the Ontario Redevelopment Agency were held on Wednesday, June 21, 2017, in the Community Conference Rooms at the Ontario City Hall, 303 East B Street, Ontario, California.

**CALL TO ORDER – OPEN SESSION**

The Mayor called the Ontario City Council/Ontario Housing Authority/Successor Agency to the Ontario Redevelopment Agency meetings to order at 5:02 p.m., and requested the City Clerk call the roll.

<b>PRESENT:</b> Mayor/Chairman	Paul S. Leon
Mayor pro Tem/Vice Chairman	Debra Dorst-Porada
Council/Authority Members:	Alan D. Wapner, Jim W. Bowman, and Ruben Valencia

**ABSENT:** None

Also present were City Manager/Executive Director Al C. Boling, and City Clerk/Secretary Sheila Mautz.

The Pledge of Allegiance was led by Council Member Valencia.

**PUBLIC HEARING**

1. **A PUBLIC HEARING FOR APPROVAL OF A HOME PARTNERSHIP AGREEMENT BETWEEN THE CITY OF ONTARIO, ONTARIO HOUSING AUTHORITY AND MERCY HOUSE CHDO FOR THE SALE OF AN AFFORDABLE HOUSING PROJECT, LOCATED AT 411 NORTH PARKSIDE AVENUE, ONTARIO, CALIFORNIA**

City Council and the Board of the Ontario Housing Authority:

- (A) Adopted the resolutions approving the HOME Partnership Agreement for the disposition and rehabilitation; and
- (B) Authorized the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreements.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

There were no written communications.

Mayor Leon opened the public hearing. Hearing no requests to speak, he closed the public hearing.

**MOTION:** Moved by Mayor pro Tem Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote to adopt Resolution No. 2017-075 and Resolution OHA-090 as proposed:

**RESOLUTION NO. 2017-075** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A HOME PROGRAM PARTICIPATION AGREEMENT WITH THE CITY OF ONTARIO AND MERCY HOUSE CHDO, INC., REGARDING PROPERTY LOCATED AT 411 NORTH PARKSIDE AVENUE.

**RESOLUTION NO. OHA-090** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A HOME PROGRAM PARTICIPATION AGREEMENT WITH THE CITY OF ONTARIO AND MERCY HOUSE CHDO, INC., REGARDING PROPERTY LOCATED AT 411 NORTH PARKSIDE AVENUE.

2. **A PUBLIC HEARING FOR APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND ONTARIO EMPORIA HOUSING PARTNERS, L.P. FOR THE DEVELOPMENT OF A 75-UNIT HOUSING DEVELOPMENT, LOCATED ON APPROXIMATELY 2.95 ACRES OF LAND BORDERED BY HOLT BOULEVARD ON THE NORTH, FERN AVENUE ON THE EAST, EMPORIA STREET ON THE SOUTH, AND VINE AVENUE ON THE WEST; A GRANT AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE ONTARIO HOUSING AUTHORITY, IN AN AMOUNT NOT TO EXCEED \$8,428,875; AND RELYING ON PRIOR CEQA DOCUMENTS**

City Council and the Board of the Ontario Housing Authority.

- (A) Adopted the resolutions approving the Disposition and Development Agreement between the Authority and Ontario Emporia Housing Partners, L.P. ; and
- (B) Approved a Grant Agreement between the City and the Authority, in an amount not to exceed \$8,428,875; and
- (C) Authorized the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreements.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

There were no written communications.

Mayor Leon opened the public hearing. Hearing no requests to speak, he closed the public hearing.

**MOTION:** Moved by Council Member Bowman, seconded by Mayor pro Tem Dorst-Porada and carried by unanimous vote to adopt Resolution No. 2017-076 and Resolution No. OHA-091 as proposed:

**RESOLUTION NO. 2017-076** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH ONTARIO EMPORIA HOUSING PARTNERS, L.P., FOR DEVELOPMENT OF A MULTIFAMILY, RENTAL HOUSING PROJECT AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

**RESOLUTION NO. OHA-091** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH ONTARIO EMPORIA HOUSING PARTNERS, L.P., FOR DEVELOPMENT OF A MULTIFAMILY, RENTAL HOUSING PROJECT AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

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

#### **3. REVIEW AND ADOPTION OF THE CITY'S FISCAL YEAR 2017-18 BUDGET AND APPROVAL OF BUDGET-RELATED ACTIONS**

City Council and Housing Authority Board:

- (A) Adopted resolutions establishing the appropriations limit of the City of Ontario for Fiscal Year 2017-18 and approved the operating budgets of the City of Ontario and Ontario Housing Authority for Fiscal Year 2017-18;
- (B) Approved the annual budget of the Redevelopment Successor Agency for Fiscal Year 2017-18; and
- (C) Approved the annual budget of the Ontario Convention Center for Fiscal Year 2017-18.

Mayor Leon asked what departments City Council requested to speak with regarding their proposed budgets. It was requested that representatives of: Building, Utilities, Parks/Maintenance, Community Services, Fire and Engineering be asked to stay. All other departments were released.

Council Member Wapner inquired of City Manager Boling with regard to a "forgotten" million dollars and how those dollars would be used. City Manager Boling indicated that this referred to a million dollars of revenue for naming rights at the arena, and advised that this money would be put in reserves for next year's obligations to CalPERS. He highlighted the future impact of CalPERS costs.

Council Member Wapner inquired how the balance of those costs would be addressed. City Manager Boling indicated that revenues from the new car dealers, QVC, industrial development on the Meredith property and a very robust economic development strategy would be used to address the balance. Council Member Wapner suggested the need for a more definitive plan, as well as a contingency plan.

Council Member Wapner inquired of Building Official Shear why he was forecasting less revenue in the coming year considering the current level of growth. Mr. Shear indicated that his projections are always conservative, and are adjusted at mid-year when building activity is shown to exceed projections. Council Member Wapner inquired what the projections are based on. Mr. Shear indicated that they are based on past history, how the revenues are going and what is currently in the plan check process. Council Member Wapner expressed concern that by being overly conservative in projections, it prevents the Council from spending money on projects they see as a priority. He suggested possibly making a list of projects that can be considered by the City Council when additional money comes in. City Manager Boling expressed understanding of Council Member Wapner's concern, but stressed the importance of putting money aside for future liabilities such as CalPERS.

There was general discussion regarding revenue projections, the potential range of surplus funds and decreases in retail sales tax. Ultimately, discussions concluded on the topic with a statement that in preparing future quarterly budget updates options can be presented to the City Council for policy direction on how to allocate additional revenue when available.

Council Member Wapner inquired of Utilities General Manager Burton why well site monitoring was listed throughout the budget, and why there are increases proposed over the current year's budget. Mr. Wapner specifically questioned the increase in the alternative water supply. Mr. Burton indicated that the appropriations were for the solution pertaining to the TCE Plume issue. City Manager Boling indicated those dollars are part of the court ordered settlement on remediation for the South Archibald Plume. Council Member Wapner asked for clarification that this was not specifically monitoring activities of the wells, and suggested that descriptions be more specific and aligned with actual work to be done.

Mayor pro Tem Dorst-Porada addressed Community and Public Services Director Chase and requested that the Jay Littleton Field scoreboard retain its historic character. Mr. Chase concurred that it could be historic in appearance, but modern in its operation. Council Member Wapner questioned a new director position in recreation. City Manager Boling indicated that this would eliminate a vacant position and convert it to a department head, similar to a reorganization proposed on the maintenance side of Chase's agency.

Council Member Wapner noted that Fire Station 1 needs to be rehabilitated and/or moved, and questioned what criteria was being used to make that decision. Fire Chief Elwell noted that Station 1 is about half the size of the other current stations, so space was a big consideration. Council Member Wapner inquired if they would keep Fire Administration collocated with the station. Chief Elwell indicated that the department is trying to identify property available that is large enough for both. Options for keeping the two together or splitting them were discussed. City Manager Boling indicated that staff is even looking at the vacant portion of the property just north of the current Code Enforcement/Housing location as a possibility. Council Member Wapner questioned the timing for demolition of Station 1. City Manager Boling explained that it would depend, and noted operating costs for a station for a year. Chief Elwell noted the potential of using the current space to create additional parking for City staff if Station 1 and Administration were to relocate. Mayor pro Tem Porada thanked the Fire Department for the CERT program and going above and beyond in community outreach efforts.

Council Member Wapner questioned City Engineer Abi-Younes regarding the paving on Haven between Jurupa and Airport Drive. Mr. Abi-Younes indicated that this proposed project is just an overlay, not a widening or full street rehabilitation. Council Member Wapner then asked about the City's efforts on the conversion to LED streetlights. City Manager Boling responded that approximately 40% of the lights have been done with CDBG funds, and General Fund dollars are being used on a limited basis to convert when an existing light fixture needs to be replaced. There was general discussion of full conversion, and the potential for conversion to smart poles.

Mayor pro Tem Dorst-Porada questioned the Sixth Street paving job and suggesting expediting those repairs. She also addressed rock curbs along Euclid Avenue and inquired if Caltrans was willing to assist in funding repairs. There was discussion of past policy direction of the City Council and Planning Commission input regarding rock curbs. It was requested that staff look at the policy to possibly readdress the issue.

Mayor pro Tem Dorst-Porada suggested that staff stop planting new and replacement trees along the Euclid Avenue corridor until the weather cools, noting watering requirements for new plantings.

**MOTION:** Moved by Mayor Leon, seconded by Mayor pro Tem Dorst-Porada and carried by unanimous vote to adopt Resolution Nos. 2017-077, 2017-078 and OHA-092.

**RESOLUTION NO. 2017-077** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ESTABLISHING AN APPROPRIATIONS LIMIT FOR THE CITY OF ONTARIO FOR FISCAL YEAR 2017-18.

**RESOLUTION NO. 2017-078** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE OPERATING BUDGET OF SAID CITY FOR THE FISCAL YEAR 2017-18.

**RESOLUTION NO. OHA-092** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A BUDGET FOR SAID AUTHORITY FOR THE FISCAL YEAR 2017-18.

**4. A RESOLUTION APPROVING THE 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT EXPENDITURE PLAN AND EXPENDITURE STRATEGY**

City Council adopted a resolution approving the 2018-2022 Measure I Five-Year Capital Improvement Expenditure Plan and Expenditure Strategy.

**MOTION:** Moved by Mayor pro Tem Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote to adopt Resolution No. 2017-079.

**RESOLUTION NO. 2017-079** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE 2018-2022 MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN.

**COUNCIL MATTERS**

Council Member Wapner noted that he attended the League of California Cities meeting in Sacramento with the main discussion being a piece of legislation that will allow drug users to allow a designated place to use their drugs and exchange needles. He noted that the League took an opposition position and will monitor the legislation. He stated that he also attended the NLC Conference with the main issue being the Trump budget as it is cutting much of the federal funding for police forces.

Mayor pro Tem Dorst-Porada noted that she and Council Member Valencia had attended the City/Council Conference in Lake Arrowhead (March 16-17, 2017).

**STAFF MATTERS**

City Manager Boling thanked the City Council for providing clear direction for staff to implement the budget and programmed projects. He noted that through the Council's vision, staff succeeds. Mayor pro Tem Dorst-Porada thanked staff for keeping Council on track.

**ADJOURNMENT**

Mayor Leon adjourned the meetings of the Joint Agencies at 6:00 p.m.

Respectfully submitted,



---

VICKI KASAD, ASSISTANT CITY CLERK/SECRETARY

APPROVED:



---

PAUL S. LEON, MAYOR/CHAIRMAN