

**ONTARIO CITY COUNCIL/  
ONTARIO HOUSING AUTHORITY/  
ONTARIO REDEVELOPMENT AGENCY  
SPECIAL MEETING**

**MINUTES  
JANUARY 30, 2012**

**JOINT MEETINGS**

Special Meetings of the Ontario City Council, Ontario Housing Authority and Ontario Redevelopment Agency were held on January 30, 2012, in the Ontario Convention Center, Room 101, 2000 E. Convention Center Way, Ontario, CA.

Notice of said meetings was duly given in the time and manner prescribed by law. Affidavit of compliance is on file in the Records Management Department.

Purpose of the meeting was to consider Consent Calendar actions shown, and to conduct a public hearing regarding the sale and development of City-Owned Property.

**CALL TO ORDER**

The Mayor called the City Council/ Housing Authority/ Redevelopment Agency meetings to order at 10:19 p.m., and requested the City Clerk to call the roll.

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

**ABSENT:** None

Also present were City Manager/Executive Director Chris Hughes, Deputy City Attorney Elizabeth Hull and City Clerk/ Secretary Mary E. Wirtes.

The Pledge of Allegiance was led by Council Member Dorst-Porada.

**PUBLIC COMMENT**

There was no one present who wished to speak during Public Comment.

**CONSENT CALENDAR**

**MOTION:** Moved by Council Member Bowman, seconded by Mayor pro Tem Mautz, the Joint Agencies approved the following Consent Calendar items as recommended.

**1. EXAMINATION OF SALES AND USE TAX RECORDS OF THE CALIFORNIA STATE BOARD OF EQUALIZATION**

City Council adopted a Resolution granting the City's business attraction consultant, Capital Funding Solutions, LLC (Susan Russell) of North Barrington, IL, access to examine the City of Ontario's sales and use tax records with the California State Board of Equalization.

**RESOLUTION NO. 2012-007** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING EXAMINATION OF SALES AND USE TAX RECORDS.

**2. RESOLUTIONS APPROVING A COOPERATION AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE ONTARIO HOUSING AUTHORITY AND AN AFFORDABLE HOUSING AGREEMENT BY AND BETWEEN THE ONTARIO HOUSING AUTHORITY AND THE RELATED COMPANIES OF CALIFORNIA FOR ONTARIO TOWN SQUARE BLOCKS A-1 AND C-1**

City Council and the Ontario Housing Authority Board Members adopted Resolutions:

- (A) Approving a Cooperation Agreement in an estimated amount of \$88,560,000 by and between the City and the Authority;
- (B) Approving an Affordable Housing Agreement by and between the Ontario Housing Authority and The Related Companies of California, of Irvine, CA, for Ontario Town Square Blocks A-1 and C-1; and
- (C) Authorizing the City Manager/Executive Director to execute any and all documents necessary or desirable to implement the agreements.

**RESOLUTION NO. 2012-008** A RESOLUTION OF THE CITY COUNCIL OF CITY OF ONTARIO, CALIFORNIA, APPROVING A COOPERATION AGREEMENT WITH THE ONTARIO HOUSING AUTHORITY AND MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATED THERETO.

**RESOLUTION NO. OHA-065** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A COOPERATION AGREEMENT WITH THE CITY OF ONTARIO AND MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATED THERETO.

**RESOLUTION NO. OHA-066** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AFFORDABLE HOUSING AGREEMENT WITH THE RELATED COMPANIES OF CALIFORNIA AND MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATED THERETO.

**3. A RESOLUTION APPROVING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34169**

Ontario Redevelopment Agency Board adopted a Resolution approving the Redevelopment Agency's Amended Enforceable Obligation Payment Schedule.

**RESOLUTION NO. ORA-823** A RESOLUTION OF THE ONTARIO REDEVELOPMENT AGENCY OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE.

**MOTION UNANIMOUSLY CARRIED.** The Mayor/ Chairman declared Resolution Nos. 2012-007 and 2012-008, Resolutions Nos. OHA-065 and OHA-066; and Resolution No. ORA-823 duly passed and adopted.

**PUBLIC HEARING**

**4. A PUBLIC HEARING TO CONSIDER THE SALE OF CITY-OWNED PROPERTY IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37420 ET. SEQ., MAKING CERTAIN FINDINGS; AND ADOPTION OF A RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND WESTATES DE ORO, LLC, FOR THE DEVELOPMENT OF THE HOLT/ EUCLID INFILL OFFICE BUILDING PROJECT**

City Council conducted a public hearing and adopted a Resolution approving the Disposition and Development Agreement between the City of Ontario and Westates de Oro, LLC; and authorized the City Manager to execute the Agreement on behalf of the City.

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

There were no written communications, and no one wishing to be heard, the public hearing was closed.

Council Member Dorst-Porada indicated she had an issue with the continued widening of Holt Boulevard east of Euclid Avenue and displayed a map of the area in question. She said the proposed project design is required in accordance with conditions approved in 2004, but she feels the downtown area should remain pedestrian friendly and widening Holt detracts from that.

Discussion followed regarding the advantages of widening Holt Boulevard. Council Member Dorst-Porada called attention to two historic buildings that may need to be removed to accommodate Holt widening further down from the project area. She said she is not happy with the project plan and wants people to slow down when nearing the downtown area. Ms. Dorst-Porada would like to retain the properties on

the south side of Holt Boulevard near Euclid Avenue and suggested the boulevard from Euclid Avenue to Sultana Avenue is large enough as a result of the widening on the north side of the street.

Mayor Leon said Council must look at the Ontario of the future stating "forever" is a long time. He added that when The Ontario Plan was approved, it was intended for more traffic to flow on main arterials and noted the roadway is not currently designed to adequately accommodate the traffic now generated. Mayor Leon added if no plan is made today to widen a main artery it will be difficult to do so in the future and made reference to Mountain Avenue.

Mayor pro Tem Mautz agreed it must be planned for tomorrow's needs adding mass transit will not be able to stop in the area as currently structured.

Council Member Wapner said to reduce vehicle traffic downtown the focus must be on increasing mass transit access.

Council Member Bowman agreed.

Council Member Wapner recommended consideration of future office buildings in the downtown area adding that white-collar jobs are needed to increase property values, and stated he is happy the project is moving forward.

Mayor Leon agreed that this project will support commerce and retail downtown and he is looking forward to it.

Council Member Bowman added this is an opportunity to think out of the box, and will provide investment opportunities.

Council Member Dorst-Porada said she is concerned about development downtown overall and the impact on crossing Holt if the street is widened. She urged the area be maintained in a clean manner and is supportive of measures to encourage people crossing the street. Ms. Dorst-Porda added that on-site parking makes the area more accessible to pedestrians.

Mayor Leon reminded those present that a Starbucks was considered at one time for this location but he is pleased that an office building is now planned. This project will result in more property tax revenue to the City. He supports the developer who has been doing business in Ontario for more than 20 years.

**RESOLUTION NO. 2012-009** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REGARDING THE SALE OF CERTAIN CITY OWNED PROPERTY TO WESTATES DE ORO, LLC PURSUANT TO GOVERNMENT CODE SECTION 37420 ET. SEQ.

**MOTION** Moved by Council Member Wapner, seconded by Mayor pro Tem Mautz, and unanimously carried to adopt Resolution No. 2012-009.

At the Mayor's invitation, *Sam Chebeir*, representing Westates de Oro, LLC, said he holds Ontario close to his heart having been in the City since 1982, and added they were responsible for two manufacturers moving to the City. Mr. Chebeir said Ontario officials have done an excellent job of developing Ontario which has become a landmark in San Bernardino County. He feels Ontario's downtown is ready to be made a destination and it has become a personal project for him.


**COUNCIL COMMENT**

No one wished to speak at this time.

**ADJOURNMENT**

There being no further business to come before the Joint Meetings, they adjourned at 10:39 a.m.

Respectfully submitted,



MARY E. WIRTES, MMC, CITY CLERK/SECRETARY

APPROVED:



PAUL S. LEON, MAYOR/CHAIRMAN