



# CITY OF ONTARIO

Regular City Council/Housing  
Authority/Ontario Public Financing Authority  
Meeting  
APRIL 7, 2026

*City Hall*

*303 East B Street, Ontario, CA 91764*

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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

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## 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 submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to [publiccomments@ontarioca.gov](mailto: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.

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.

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## **ORDER OF BUSINESS**

The regular City Council and Housing Authority and Ontario Public Financing 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.

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## **CALL TO ORDER (OPEN SESSION)**

### **ROLL CALL**

Wapner, Bowman, Porada, Macias, Mayor/Chairman Leon

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## **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.

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## **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.

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### **CLOSED SESSION**

GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION  
Anthony Robert Phoenix v. Toyota Arena, LLC et al CACD Case No. 8:23-cv-02403

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: APN's: 1049-161-01, 1049-161-24, 1049-161-25, 1049-171-05, 1049-171-06, 1049-171-07;  
West Side of South Grove Avenue, South of East State Street, East of Cucamonga Avenue;

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City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Ontario International Airport Authority; Under negotiation: Price and terms of payment.

**ATTACHMENT:** [20260407 Closed Session](#)

### **PLEDGE OF ALLEGIANCE**

Council Member Macias

### **INVOCATION**

Pastor Narcissis Tucker-Bishop, Westminster Presbyterian Church

### **REPORT ON CLOSED SESSION**

City Attorney

### **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.

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](mailto: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.

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### **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.

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### **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.

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**1. APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council and Housing Authority of March 3, 2026, and approving same as on file in the Records Management Department.

**ATTACHMENT:** [20260303 Meeting Minutes \(Not Official Until Approved\).docx](#)

**2. BILLS & PAYROLL**

Bills February 27, 2026 through March 19, 2026, and Payroll February 8, 2026 through March 7, 2026.

**3. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH FEHR & PEERS FOR ON-CALL TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING DESIGN SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Design Services Agreement with Fehr & Peers, of Irvine, California, to provide On-Call Transportation Planning and Traffic Engineering Design Services for phase two of the Ontario Community Circulator Transit Planning Study Project in the amount of \$64,243 plus a 10% contingency of \$6,424 for a total not-to-exceed contract amount of \$670,635.

**ATTACHMENT:** [02a\\_Fehr & Peers, Amendment No. 1.pdf](#)

**4. A CONSTRUCTION CONTRACT WITH PAVEMENT REHAB COMPANY FOR THE 2026 SPRING CDBG MAINTENANCE SLURRY 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 Pavement Rehab Company, of Anaheim, California, for the 2026 Spring CDBG Maintenance Slurry Seal and Pavement Management Project in the amount of \$663,000, plus a 10% contingency of \$66,300 for a total not-to-exceed contract amount of \$729,300; 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 authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

**ATTACHMENT:** [Exhibit A - Location Map.pdf](#)

**ATTACHMENT:** [2026 Spring Slurry - Pavement Rehab Company - Draft Contract.pdf](#)

**5. AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA21-009) BETWEEN THE CITY OF ONTARIO AND WEST HAVEN 27, LLC.**

That the City Council adopt an Ordinance approving a Development Agreement (File No. PDA21-009) between the City of Ontario and West Haven 27, LLC.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA21-009, A DEVELOPMENT AGREEMENT

BETWEEN THE CITY OF ONTARIO AND WEST HAVEN 27, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20696 (FILE NO. PMTT24-003), LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAVEN AVENUE, WITHIN PLANNING AREA 1 OF THE WEST HAVEN SPECIFIC PLAN (APN: 0218-151-48).

**ATTACHMENT:** [File No. PDA21-009 West Haven 27 LLC 01 EXH A&B.pdf](#)

**ATTACHMENT:** [File No. PDA21-009 West Haven 27 LLC 02 RM.docx](#)

**ATTACHMENT:** [Attachment A File No. PDA21-009 West Haven 27 LLC 03 DEV AGR.doc](#)

**6. AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA25-005) BETWEEN THE CITY OF ONTARIO, LEGACY LAND PARTNERS, LLC AND RICHLAND ONTARIO DEVELOPERS, LLC**

That the City Council adopt an Ordinance approving a Development Agreement (File No. PDA25-005) between the City of Ontario and Legacy Land Partners, LLC.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA25-005, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO, LEGACY LAND PARTNERS LLC, AND RICHLAND ONTARIO DEVELOPERS LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE PARCEL MAP NO. 20792 (FILE NO. PMTT24-001), LOCATED ON THE SOUTHWEST CORNER OF ONTARIO RANCH ROAD AND MILL CREEK AVENUE WITHIN PLANNING AREA 5B OF THE RICH HAVEN SPECIFIC PLAN (APN: 0218-211-43).

**ATTACHMENT:** [File No. PDA25-005 Richland Ontario Developers 01 EXH A&B.pdf](#)

**ATTACHMENT:** [File No. PDA25-005 Richland Ontario Developers LLC 02 RM.docx](#)

**ATTACHMENT:** [Attachment A File No. PDA25-005 Richland Ontario Developers LLC 03 DEV AGR.docx](#)

**7. ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS**

That the City Council consider and:

- A. Accept written petitions (on file with the Records Management Department) from SL Ontario Development Company, LLC (SLODC), Richmond American Homes of Maryland, Inc. and TRI-Pointe Homes Holdings, Inc. ("Landowners"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
- B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities), 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, May 19, 2026; and
- C. Adopt a Resolution Declaring it Necessary for the City of Ontario Facilities District No. 77

(The Resort at Ontario Ranch Facilities) to Incur Bonded Indebtedness.

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. 77 (THE RESORT AT ONTARIO RANCH FACILITIES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES) TO INCUR BONDED INDEBTEDNESS.

**ATTACHMENT:** [CFD No. 77 The Resort at Ontario Ranch 01 Intent to Establish 01 RESO\\_RM.docx](#)

**ATTACHMENT:** [CFD No. 77 The Resort at Ontario Ranch 01A EXH A Boundary Map](#)

**ATTACHMENT:** [CFD No. 77 The Resort at Ontario Ranch 01B EXH C RMA.pdf](#)

**ATTACHMENT:** [CFD No. 77 The Resort at Ontario Ranch Incur Bonded indebtedness 02 RESO\\_RM.doc](#)

8. **[A RESOLUTION AUTHORIZING SUBMITTAL OF CLAIMS TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR THE 2025 TRANSPORTATION DEVELOPMENT ACT, ARTICLE 3 BICYCLE AND PEDESTRIAN FACILITIES PROGRAM AND TRANSIT STOP ACCESS PROGRAM](#)**

That the City Council take the following actions:

- A. Adopt a Resolution approving the submittal of claims to the San Bernardino County Transportation Authority (SBCTA) for the 2025 Transportation Development Act (TDA) Article 3 Bicycle and Pedestrian Facilities Program Funds in the amount of \$746,738 for the Downtown Euclid Avenue Corridor Project, and the Transit Stop Access Program Funds in the amount of \$82,335 for the Bus Stop Improvements Project; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but 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.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING SUBMITTAL OF CLAIMS TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 FUNDS FOR THE DOWNTOWN EUCLID AVENUE CORRIDOR PROJECT AND BUS STOP IMPROVEMENT PROJECT.

**ATTACHMENT:** [CC 5 TDA Art 3 Claim RESO\\_RM.docx](#)

**ATTACHMENT:** [Art3 Ontario FY25 BikePed Euclid Claim.pdf](#)

**ATTACHMENT:** [Art3 Ontario FY25 Transit 8 Bus Stop Improvements Claim.pdf](#)

9. **[A RESOLUTION APPROVING THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY MEASURE I 3.0 PLAN](#)**

That the City Council adopt a Resolution approving the San Bernardino County Transportation Authority Measure I 3.0 Expenditure Plan.

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE EXPENDITURE PLAN FOR THE EXPENDITURE OF REVENUES IN SAN BERNARDINO COUNTY EXPECTED TO BE DERIVED FROM THE PROPOSED CONTINUATION OF MEASURE I.

**ATTACHMENT:** [Measure I 3.0 RESO\\_RM.docx](#)

**ATTACHMENT:** [Measure I 3.0 Expenditure Plan.pdf](#)

**10. [A CONSTRUCTION CONTRACT WITH PACIFIC HYDROTECH, CO., FOR THE DESIGN-BUILD ON-SITE SODIUM HYPOCHLORITE GENERATION \(OSG\) - PHASE I IMPROVEMENT PROJECT AND AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH AKM CONSULTING ENGINEERS, INC., FOR ON-CALL PROJECT MANAGEMENT SERVICES](#)**

That the City Council take the following action:

- A. Approve the plans and specifications and award a Construction Contract with Pacific Hydrotech, Co., of Perris, California, for the Design-Build On-site Sodium Hypochlorite Generation (OSG) - Phase I Improvement Project in the amount of \$7,746,900 plus a 15% contingency of \$1,162,035, for a total not-to-exceed amount of \$8,908,935 and a term of 28 months after issuance of notice to proceed, and authorize the City Manager, or designee, to execute all documents required for the completion of the project including, but not limited to agreements, assessments, easements, lot line adjustments, reduction of retention accounts, contracts and contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction related activities to the project.
- B. Approve and authorize the City Manager, or designee, to execute Amendment No. 2 to the Professional Services Agreement for On-Call Project Management Services with AKM Consulting Engineers, Inc., of Irvine, California, for construction management, and inspection services for the Design-Build On-site Sodium Hypochlorite Generation (OSG) - Phase I Improvement Project, in the amount of \$1,116,752 and extend the term of the Agreement from June 4, 2024 to June 4, 2029.

**ATTACHMENT:** [Exhibit A.pdf](#)

**ATTACHMENT:** [20260407 AKM PSA Amendment No. 2 01.pdf](#)

**ATTACHMENT:** [20260407 Pacific Hydrotech Construction Contract 02.pdf](#)

**11. [AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH ARDURRA GROUP, INC., FOR THE WESTERN TRUNK SEWER PROJECT](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Design Services Agreement with Ardurra Group, Inc., (Ardurra) of Newport Beach, California, to provide on-call design services for the Western Trunk Sewer Project in the amount of \$2,066,021 for a new total revised not-to-exceed amount of \$5,112,075 and a term from June 4, 2024 to June 4, 2029.

**ATTACHMENT:** [EXHIBIT A.pdf](#)

**ATTACHMENT:** [20260407 Ardurra DSA Amendment No. 4 01 AGMT.pdf](#)

**12. A RESOLUTION AUTHORIZING MEMBERSHIP IN THE SAN BERNARDINO REGIONAL HOUSING TRUST**

That the City Council take the following actions:

- A. Approve the admission of the City of Ontario to the San Bernardino Regional Housing Trust; and
- B. Adopt a Resolution to join the Joint Powers Authority Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING, AUTHORIZING, AND DIRECTING CITY EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO MEMBERSHIP IN THE SAN BERNARDINO REGIONAL HOUSING TRUST.

**ATTACHMENT:** [SBTHT JPA Agreement](#)

**ATTACHMENT:** [SBRHT\\_JPA\\_Adoption\\_-\\_BBK\\_Reviewed\\_Reso\\_RM.docx](#)

**13. APPROVAL OF THE CENTERPARK SPECIFIC PLAN (FILE NO. PSP24-002)**

That the City Council adopt an Ordinance approving the CenterPark Specific Plan (File No. PSP24-002), appended to the attached Ordinance as "Attachment A", pursuant to the facts and reasons contained in the staff report and subject to the conditions of approval appended to the attached Ordinance as "Attachment B".

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING, PURSUANT TO THE CERTIFIED FOCUSED ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2025060731) FOR THE CENTERPARK SPECIFIC PLAN, THE CENTERPARK SPECIFIC PLAN (FILE NO. PSP24-002), TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 4,293 RESIDENTIAL DWELLING UNITS, 115,809 SQUARE FEET OF RETAIL USES, 135,110 SQUARE FEET OF OFFICE USES, AND 68 ACRES OF OPEN SPACE (PARKLAND/NON-RECREATIONAL USES) ON APPROXIMATELY 258 ACRES OF LAND AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 1053-301-01, -02, 1053-311-01, -02, 1053-321-01, -02, -03, 1053-331-01, -02, -03, -04, 1053-341-01, -02; 1053-351-01, -02, 1053-361-01, -02, -03, 1053-371-01, -02, 0216-311-01, -02, -09, 0216-321-03, -08, 0216-322-03, -04, -10.

**ATTACHMENT:** [File No. PSP24-002 CC 07 CenterPark Specific Plan.pdf](#)

**ATTACHMENT:** [File No. PSP24-002 CC 08 SP COA.pdf](#)

**ATTACHMENT:** [File No. PSP24-002 CC 10 SP Ord RM.docx](#)

**14. A REIMBURSEMENT AGREEMENT FOR CERTAIN IMPROVEMENTS BETWEEN THE CITY OF ONTARIO AND ADEPT DEVELOPMENT LLC**

That the City Council adopt a Resolution authorizing the City Manager or Designee to Negotiate a Reimbursement Agreement ("Agreement") between the City of Ontario ("City") and Adept Development, Inc. ("Developer"), and authorize the City Manager to execute the Agreement and all other documents required for implementation of the Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND OTC LOT A OWNER, LLC, FOR COSTS ASSOCIATED WITH THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS.

**ATTACHMENT:** [Adept Electrification Reimbursement RESO\\_RM](#)

**ATTACHMENT:** [Electrical Infrastructure REIMBURSEMENT AGREEMENT-c1.docx](#)

**ATTACHMENT:** [Attachment A - Adept x Ontario - Electrical Infrastructure Cost Allocation Package.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.

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### **15. A PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 8B OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATED TO WATER SERVICE FEES**

That City Council introduce and waive further reading of an Ordinance amending Chapter 8B of Title 6 of the Ontario Municipal Code related to water service fees.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 6-8.51 OF CHAPTER 8B OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO WATER SERVICE FEES AND FINDING THAT SUCH ACTION DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER STATE CEQA GUIDELINES SECTION 15378 AND IS OTHERWISE EXEMPT FROM CEQA UNDER STATE CEQA GUIDELINES SECTION 15061(B)(3).

**ATTACHMENT:** [Ordinance Amend Section 6-8.51 re Water Service Fees and Charges\\_RM.docx](#)

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

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### **16. REFINANCING PLAN FOR PROPERTY OWNED BY THE CITY OF ONTARIO LOCATED AT 9155-9381 EAST RIVERSIDE DRIVE AND APPROVAL OF RELATED LEASE FINANCING OBLIGATION**

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 refinancing of real property owned by the City of Ontario ("City") located at 9155-9381 East Riverside Drive through the delivery of a lease financing obligation; and
  - B. The Lease Agreement ("Lease Agreement") between the City and the Ontario Public
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- Finance Authority (“Authority”); and
- C. The Site Lease (“Site Lease”) between the City and the Authority; and
- D. All necessary action and documents required to be delivered pursuant to the Lease Agreement and/or Site Lease, including without limitation the Assignment Agreement (“Assignment Agreement”).

That the Authority authorize the Executive Director or Chief Financial Officer, or their designee, to execute all documents required for the completion of the lease financing within the authorization limits and adopt a Resolution approving:

- A. The refinancing of real property owned by the City located at 9155-9381 East Riverside Drive through the delivery of a lease financing obligation; and
- B. The Lease Agreement between the City and the Authority; and
- C. The Site Lease between the City and the Authority; and
- D. The Assignment Agreement among the Authority, the City, and the Purchasing Funds.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A SITE LEASE, A LEASE AGREEMENT, AND OTHER RELATED DOCUMENTS IN CONNECTION WITH ENTERING INTO A LEASE OBLIGATION THROUGH A LEASE FINANCING ARRANGEMENT WITH THE ONTARIO PUBLIC FINANCING AUTHORITY AND CERTAIN OTHER ACTIONS RELATING THERETO.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ONTARIO PUBLIC FINANCING AUTHORITY, OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A SITE LEASE, A LEASE AGREEMENT, AND OTHER RELATED DOCUMENTS IN CONNECTION WITH THE REFINANCING OF EXISTING OBLIGATIONS OF THE CITY AND CERTAIN FUNDS OF THE CITY PROVIDING INTERIM FINANCING, AND CERTAIN OTHER ACTIONS RELATING THERETO.

- ATTACHMENT:** [City Resolution Project Refinance 2026 4-7-2026\\_RM](#)
- ATTACHMENT:** [Authority Resolution Project Refinance2026 4-7-2026\\_RM](#)
- ATTACHMENT:** [Lease Agreement \(Project Refinance 2026\) 4-7-2026.docx](#)
- ATTACHMENT:** [Site Lease \(Project Refinance 2026\) 4-7-2026.docx](#)
- ATTACHMENT:** [Assignment Agreement \(Project Refinance 2026\) 4-7-2026.docx](#)

## STAFF MATTERS

City Manager Ochoa

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## COUNCIL MATTERS

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

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# ADJOURNMENT

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