

**MINUTES OF THE CITY COUNCIL  
OF THE CITY OF FONTANA  
REGULAR CITY COUNCIL MEETING  
October 22, 2019**

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**ARTIST SHOWCASE:**

**A. 5:00 P.M. Artist Showcase**

The work of Artist David Michael Guerrero was presented at 5:00 p.m. in the Grover W. Taylor Council Chambers and Foyer.

**WORKSHOP:**

**A. 5:30 P.M. WORKSHOP**

A City Council Workshop was held on October 22, 2019, in the City Hall Executive Conference Room at 8353 Sierra Avenue, Fontana, California. Mayor Warren called the Workshop to order at 5:30 p.m., with Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and Cothran present.

City Attorney Ruben Duran discussed the current policy on City Council Communications.

Deputy City Manager Debbie Brazill presented an update on the proposed Development Impact Fee Study. Discussion ensued on proposed fee increases and current development incentives. Staff was given direction to bring the item forward at the December 10, 2019 Council Meeting.

Members of the Building Industry Association (BIA) spoke in favor of the proposed increases and praised staff for including them in the process.

The City Council Regular Meeting Agenda was reviewed, and City Manager comments were heard.

The Workshop adjourned at 6:40 p.m.

**CLOSED SESSION:**

**A. 6:30 P.M. CLOSED SESSION**

A Closed Session was held at 6:30 p.m. in the City Hall Executive Conference Room with Mayor Warren, Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and

Cothran present.

**PUBLIC COMMUNICATIONS:**

There were no public communications received on the following closed session item:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

Properties: APN: 0251-181-20, 23, 33, & 35) (NEC of Cypress and Slover Avenues)

Negotiating Parties: City of Fontana and Panattoni Development Co., Inc.

Negotiator: Debbie Brazill, Deputy City Manager

Under Negotiation: Price and Terms of Payment.

**CALL TO ORDER/ROLL CALL:**

**A. 7:00 P.M. Call the Meeting to Order**

The Regular Meeting of the Fontana City Council was held on Tuesday, October 22, 2019, in the Grover W. Taylor Council Chambers at 8353 Sierra Avenue, Fontana, California. Mayor Warren called the meeting to order at 7:05 p.m.

**ROLL CALL:**

Present: Mayor Warren, Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and Cothran.

Absent: None.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

Following the Invocation by Fontana Police Department Chaplain Valerie Torres, the Pledge of Allegiance was led by Council Member Sandoval.

**CLOSED SESSION ANNOUNCEMENT:**

City Attorney Ruben Duran reported that there was no reportable action on the Closed Session Item.

**SPECIAL PRESENTATIONS:**

**A. Artist Recognition**

Mayor Warren and City Council recognized David Michael Guerrero as the artist in the Artist Showcase. Community Services Coordinator Ana Casillas presented the recognition.

**B. Retirement Recognition for Senior Administrative Secretary Sandy Metcalfe**

Retirement recognition was pulled from the agenda and will be brought back at a future meeting.

**C. Police Department September 2019 Employees of the Month**

Mayor Warren and City Council recognized Corporal David Campa as the Police

Department's September 2019 Employee of the Month. Captain Dorsey highlighted Detective Campa's accomplishments. Detective Campa was present to accept.

**D. Police Department Swearing In Ceremony**

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

Human Resources Director Rakesha Thomas expressed her gratitude for everyone's support on the loss of her mother.

Deborah Hall Lindsey spoke on the Concerned Citizens for the Development of North Fontana and Community Baptist Church Gospel Concert to be held on November 2, 2019.

Patricia Gonzalez spoke on health, wellness, safety and disaster preparedness classes.

Martin Daly thanked the Mayor for attending the Heroes Warehouse event; and asked for the City's help in finding another building for the Veteran's warehouse.

Glen Loveless spoke on the Veteran's Warehouse and requested the City's help finding another location for the warehouse.

Danny Marquez spoke on the great work done by Heroes Warehouse and also spoke on the upcoming Tunnel to Towers fundraising event.

Ward Mace thanked Chief Green and City of Fontana staff for the partnership to resolve truck parking issues.

Ray Culberson thanked Mayor Warren and City Council for the support and hospitality given him and his organization.

**CONSENT CALENDAR:**

City Attorney Ruben Duran announced that Consent Calendar Item "B" will be revised to include the "I.T. Software Development Supervisor" position in the Management Confidential Salary Table that was left off due to a clerical error.

**ACTION:** Motion was made by Council Member Armendarez, seconded by Council Member Cothran, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-J" (AYES: Warren, Armendarez, Roberts, Sandoval and Cothran; NOES: None; ABSTAIN: None) as follows:

**A. Approval of Minutes**

Approve the Minutes of the October 8, 2019 Regular City Council Meeting.

**B. Fiscal Year 2019/20 First Quarter Budget Status Report**

1. Approve the recommended Fiscal Year 2019/2020 First Quarter Budget adjustments.
2. Adopt **Resolution No. 2019-142** of the City Council of the City of Fontana adopting the updated job descriptions and salary ranges for the classifications of Building Official, (IT) Desktop Systems Specialist, Lifeguard/Water Safety Instructor, Real Property Analyst, and Senior Civil Land Surveyor.

**C. Adoption of Ordinance No. 1815**

Second Reading/ Adopt **Ordinance No. 1815** an Ordinance of the City Council of the City of Fontana, approving Specific Plan Amendment No. 19-009, an amendment to the Summit at Rosena Specific Plan, for changes to parking requirements, removal of covered parking and landscaping requirements as shown in Specific Plan Amendment Text.

**D. Acceptance of Final Map for Parcel Map No. 19964**

Accept Final Parcel Map No. 19964 located west of Live Oak Avenue and north of Washington Drive; accept as public dedicated streets and easements; and authorize the Mayor and City Clerk to certify the abandonment of certain portions of street right of way.

**E. Acceptance of Final Map for Tract No. 20091 within the Northgate Specific Plan**

Accept Final Map for Tract No. 20091 located on the northeast corner of Malaga Avenue and Lemon Street; accept as public dedicated streets and easements; and authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

**F. Approve a Bond Reduction for Tract No.'s 20153, 20154 and 20213 within the Summit at Rosena Specific Plan**

Approve a reduction of the Faithful Performance/Labor and Materials bonds posted by Lennar Homes of California for Tract No.'s 20153, 20154 and 20213 located within the Summit at Rosena Specific Plan.

**G. Approve Pre-Qualified Engineering Firms**

1. Approve the Pre-Qualified Firms List to provide various Professional Engineering Services and authorize the Purchasing Office to add and remove firms during the valid time frame of the short list and;
2. Authorize the City Manager to Execute a Master Agreement with selected firms on an as needed basis for the period of five (5) years from approval.

**H. Exclusive Negotiation Agreement (ENA) - Ventana at Duncan Canyon Property Located in North Fontana**

Approve an Exclusive Negotiation Agreement (ENA) between the City of Fontana and HDO4, LLC, a Limited Liability Company, to facilitate future development of the Ventana at Duncan Canyon Property located along the I-15 freeway in North Fontana and authorize the City Manager to execute the ENA.

**PUBLIC HEARINGS:**

**A. Master Case No. 18-125, Zone Change No. 18-009, Tentative Parcel Map No. 20056 (TPM No. 18-011), Conditional Use Permit No. 18-036, Design Review No. 18-038, and Variance No. 18-007 - A Request to Construct and Operate a Warehouse/Distribution Facility of Approximately 188,338 Square Feet at the Southeast Corner of Sierra Avenue and Casa Grande Avenue**

Mayor Warren opened Public Hearing Item PH-A.

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on the steps taken to avoid truck traffic going into Rialto.

No one spoke in favor or opposition.

The Public Hearing was closed.

Council Member Sandoval requested signage be added to prohibit overnight parking.

**ACTION:** Motion was made by Council Member Armendarez, seconded by Council Member Roberts, and passed by a unanimous vote of 5-0 to approve Public Hearing Item "A" (AYES: Warren, Armendarez, Roberts, Sandoval and Cothran; NOES: None; ABSTAIN: None) as follows:

1 . Adopt **Resolution No. 2019-143**, a Resolution of the City Council of the City of Fontana adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act and direct staff to file the Notice of Determination, approve Tentative Parcel Map No. 20056, approve Conditional Use Permit No. 18-036, approve Design Review No. 18-038, and approve Variance No. 18-007,, for a 188,338 warehouse distribution facility located on the southeast corner of Sierra Avenue and Casa Grande Avenue; and

2. Read by title only, and waive further reading of and introduce **Ordinance No.1816**, an Ordinance of the City Council of the City of Fontana approving Zone Change No. 18-009 to establish the Warehousing Distribution/Logistics Overlay District standards on an approximately 9.95-acre site in order to construct and operate a warehouse/distribution facility; and, that the reading of the title constitutes the first reading thereof.

**UNFINISHED BUSINESS:**

**A. Resolution Declaring Results of the Special Election and Ordinance Authorizing the Levy of Special Taxes for Community Facilities District No. 98M**

Mayor Pro Tem Armendarez recused himself due to owning real property within 1,000 ft of the project.

City Council Sandoval recused himself due to owning real property within 1,000 ft of the

project.

City Clerk Lewis announced that the ballot was in favor.

**ACTION:** Motion was made by Council Member Roberts, seconded by Council Member Cothran, and passed by a vote of 3-0-2 to approve Unfinished Business Item "A" (AYES: Warren, Roberts, and Cothran; NOES: None; ABSTAIN: Armendarez, Sandoval) as follows:

1. Adopt **Resolution No. 2019-144** of the City Council of the City of Fontana Declaring the Results of the Special Election for Community Facilities District No. 98M of the City of Fontana, County of San Bernardino, State of California, on the Propositions with Respect to (I) the Annual Levy of Special Taxes to Pay the Costs of Certain Services to be provided by the Community Facilities District and (II) the Establishment of an Appropriations Limit.
2. Read by title only, and waive further reading of and introduce **Ordinance No. 1817** Authorizing the Levy of a Special Tax within Community Facilities District No. 98M, that the reading of the title constitutes the first reading thereof.

## **ELECTED OFFICIALS COMMUNICATIONS/REPORTS:**

### **A. Appointment of Ad Hoc Economic Development Sub-Committee**

**ACTION:** Motion was made by Council Member Armendarez, seconded by Council Member Roberts, and passed by a vote of 5-0 to appoint Mayor Warren and Council Member Cothran to the Economic Development Sub-Committee (AYES: Warren, Armendarez, Roberts, Sandoval and Cothran; NOES: None; ABSTAIN: None).

### **B. Elected Officials Communications/Reports**

Council Member Roberts commended Public Works staff for always doing a great job.

Council Member Sandoval announced that he attended the League of California Cities Conference and thanked the City Attorney Duran for an informative presentation.

Council Member Sandoval thanked Police Chief Green's staff for working with a business to resolve a truck traffic issue.

Council Member Sandoval congratulated Community Services staff for receiving the Helen Putnam award.

Council Member Sandoval thanked Engineering staff for installing a traffic signal at Cypress Avenue and San Bernardino Avenue.

Mayor Pro Tem Armendarez announced he attended the League of California Cities Conference and congratulated Community Services on receiving the Helen Putnam award.

Council Member Cothran spoke on a pigeon issue related to solar panels.

Council Member Cothran spoke on an upcoming meeting regarding traffic issues.

Council Member Cothran spoke on helping an Eagle Scout with his Eagle Project.

Mayor Warren announced she attended the League of California Cities Conference and congratulated Community Services Department for receiving the Helen Putnam award.

Mayor Warren spoke on the success of the Fontana Walks program.

Mayor Warren spoke regarding participating on the Commission of Housing Opportunity Economic Zones.

Mayor Warren spoke on being safe at Halloween and encouraged parents to inspect their children's candy.

Mayor Warren congratulated the new police officers that were sworn in.

Mayor Warren welcomed Parks, Community and Human Services Commission Chair Key to the meeting and spoke on how well she represented the City at the League of California Cities Conference.

## **CITY MANAGER COMMUNICATIONS:**

### **A. City Manager Communications**

Interim City Manager Michael Milhiser reminded the Mayor and City Council of the public meetings to be held after the City Council meeting tonight.

## **ADJOURNMENT:**

The meeting adjourned at 8:20 p.m. to the next Regular City Council Meeting on Tuesday, November 12, 2019, with a Workshop at 5:30 p.m. in the City Hall Executive Conference Room and the Regular Meeting at 7:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Ave, Fontana, California.

DocuSigned by:



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Karen Porlas  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE CITY COUNCIL ON THE 12TH DAY OF NOVEMBER 2019.**

DocuSigned by:



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Tonia Lewis  
City Clerk

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