

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Minutes

Tuesday, February 10, 2026

2:00 PM

Steelworkers' Auditorium

City Council Meeting

Acquanetta Warren - Mayor
Peter A. Garcia - Mayor Pro Tem
John B. Roberts - Council Member
Jesus "Jesse" Sandoval - Council Member
Phillip Cothran - Council Member
Germaine Key - City Clerk
Janet Koehler-Brooks, City Treasurer

CLOSED SESSION:

A. 1:00 P.M. CLOSED SESSION

The Closed Session meeting of the Fontana City Council was held at the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, CA 92335, on Tuesday, February 10, 2026.

Mayor Warren called the meeting to order at 1:32 p.m. with all members of the City Council present except for Council Member Cothran.

City Treasurer Janet Koehler-Brooks and City Clerk Germaine Key were also present.

PUBLIC COMMUNICATION - CLOSED SESSION:

There were no public communications received for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: 15166 Foothill Blvd.

City Negotiator: Phillip Burum, Deputy City Manager

Negotiating Party: Aldea Fontana Foothill, LLC

Under Negotiation: Price and Terms of payment

CALL TO ORDER/ROLL CALL:

A. 2:00 P.M. Call To Order/Roll Call:

The Regular Meeting of the Fontana City Council was held in the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, CA 92335, on Tuesday, February 10, 2026.

Mayor Warren called the Regular City Council Meeting to order at 2:05 p.m.

ROLL CALL:

PRESENT: Mayor Warren, Mayor Pro Tem Garcia, Council Members Roberts and Sandoval.

City Treasurer Janet Koehler-Brooks and City Clerk Germaine Key were also present.

ABSENT: Council Member Cothran,

INVOCATION/PLEDGE OF ALLEGIANCE:

The invocation was given by Council Member Roberts, followed by the pledge of allegiance led by Mayor Pro Tem Garcia.

CLOSED SESSION ANNOUNCEMENT:

City Attorney Ruben Duran reported that the City Council met in Closed Session on the items listed on the agenda, provided direction to staff, and took no reportable action.

SPECIAL PRESENTATIONS/CEREMONIAL ITEMS:

A. Special Presentations/Ceremonial Items

A. 26-0775 Mayor Warren and City Council to swear in new Fontana Police Officers, Arturo Guzman, Javier Guzman, Benjamin Renteria, and Jacob Velazquez.

Mayor Warren and the City Council swore-in in new Fontana Police Officers, Arturo Guzman, Javier Guzman, Benjamin Renteria, and Jacob Velazquez.

B. 26-0776 Mayor Warren and City Council to recognize Police Administrative Analyst II Carynn Monto and Administrative Technician Taryn Sandford as November & December 2025 Employees of the month.

Mayor Warren and the City Council recognized Police Administrative Analyst II Carynn Monto and Administrative Technician Taryn Sandford as the November and December 2025 Employees of the month.

C. 26-0780 Mayor Warren and City Council to recognize the Pop Warner Football Coaches for recent National Championship Win.

Mayor Warren and the City Council recognized the Pop Warner Football Coaches for their recent National Championship Win.

D. 26-0741 San Antonio Hospital Healthcare Update

Heather Gray, Chief Marketing & Communications Officer for San Antonio Hospital, provided a healthcare update of the hospital and discussed regional challenges and local initiatives in San Bernardino County.

In response to Council Member Sandoval's inquiry, Ms. Gray clarified that the hospital is not closing its maternity unit but instead is expanding services. She explained that other hospitals are closing maternity units due to financial losses, as maternity services typically operate at a deficit and are often the first services reduced when hospitals face financial strain. San Antonio Regional Hospital's leadership views maternity care as a long-term investment in community health and anticipates serving patients affected by regional closures, noting the hospital's central location near the 210 Freeway in Upland.

E. 25-0651 Annual Housing Department Report Presentation.

Housing Manager Valerie Gonzales provided an overview of the Housing Department's

funding, programs, outcomes, and partnerships, as well as our priorities moving into 2026.

Mayor Warren thanked Housing Department Manager Gonzales for the report.

Council Member Sandoval expressed appreciation for supporting the senior scholarship program and acknowledged its positive impact in helping seniors participate in activities and access the Senior Center.

PUBLIC COMMUNICATIONS:

The following individuals spoke under public communications:

Pastor Reegis Richard of The Joshua Center Church shared that he and his congregation have strong ties to Fontana and expressed their desire to relocate their church from Rancho Cucamonga to the City of Fontana. He thanked the Council and conveyed appreciation for the community.

Jeff Larson thanked the Police Department, specifically Captain Brian Binks and Lieutenant Matt Kraut, for increased neighborhood support, and raised concerns about traffic congestion from new developments in Area 2, suggesting infrastructure improvements to help ease traffic.

Adda representing her HOA, requested City enforcement of parking regulations for semi-trucks within their gated community, citing safety and roadway concerns and questioning why the City maintains the streets but does not enforce parking codes.

Grace discussed concerns with ICE activity in Fontana. Also asked about Consent Calendar Item F and asked for clarification on how the schools were selected. Also discussed concerns with ADA access at Maple Elementary. For Item G, she asked what the city would be doing with the surplus property.

Danielle Holley, Executive Director of the Fontana Chamber of Commerce provided a quarterly update highlighting community and business initiatives, including participation in local events, a successful job fair, chamber luncheons, ribbon cuttings, seminars, and networking meetings. She noted 29 new businesses joined the chamber last quarter and thanked the City for its ongoing partnership.

CONSENT CALENDAR:

Prior to the motion, Council Member Sandoval requested that Items F, G, and I be pulled for discussion.

Item F:

City Manager Matthew Ballantyne provided the staff report.

Item G:

City Manager Ballantyne provided the staff report.

Item I:

City Manager Ballantyne provided the staff report.

Council Member Sandoval and City Manager Ballantyne discussed a business license issue, confirming that the business will pay the \$25,000 license fee while requesting a waiver of the accrued \$25,000 in penalties.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Roberts, and passed unanimously by a vote of 4-0 to approve Consent Calendar Items “A-K” with Council Member Sandoval voting No on Item “I.” The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran

- A. Approval of Minutes 26-0772**
Approve the minutes of the January 13, 2026, Regular City Council Meeting.
- B. Award of Contracts for Biohazard Remediation Services for the 26-0744
Police Department**
1. Award bid (PD-26-38-SP) and authorize the City Manager to enter into a contract with the top two rated Biohazard Remediation Service companies and Bio-SoCal and Emergency Response, for one year with the option to renew four additional years.
 2. Authorize the City Manager to enter into any and all contract amendments on behalf of the City of Fontana for Biohazard Remediation Services.
- C. Police Department Donations July - December 2025 26-0750**
Accept monetary and gift donations from multiple donors including community programs, business, and citizens.
- D. Approve Purchase of Dell Server Hardware 26-0752**
1. Authorize the Purchasing Office to procure server hardware utilizing the Purchasing Policy and Procedure Manual 3.1.5 Non-Competitive Proposal - Purchase by Another Agency.
 2. Authorize the Purchasing Office to use the National Association of State Procurement Officials (NASPO) contract 7-23-70-55-01 to purchase three Dell server systems from authorized reseller Sidepath of Laguna Hills, CA.

- E. Award Bid for Auto Body Repair Services PW-26-67-SB 26-0761**
Award bid and authorize the City Manager to enter into a contract with Inland Body and Paint Center, ProColor Collisions, and Gerber Collision Center, for autobody services (PW-26-27-SB), for a period of two (2) years, renewable for three (3) additional one (1) year increments at the City’s sole discretion.
- F. Accept the 2025 TDA Article 3 Grant Awards for the Randall Pepper (O’Day Short) Elementary Safe Routes to School Sidewalk Gap Closure Project, Ted J. Porter Elementary Safe Routes to School Sidewalk Gap Closure Project, Fontana Middle School Safe Routes to School Sidewalk Gap Closure Project, and Citywide Transit Stop Improvements Project 26-0768**
1. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Randall Pepper (O’Day Short) Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$250,000.
 2. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Ted J. Porter Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$250,000.
 3. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Fontana Middle School Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$475,000.
 4. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Citywide Transit Stop Improvements Project in the amount of \$149,400.
 5. Adopt **Resolution No. 2026-002**, a Resolution of the City Council of the City of Fontana, authorizing the submittal of Claim Forms and Reimbursement Request Forms, and designating the City Engineer to certify project completions for the Randall Pepper (O’Day Short) Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project, Ted J. Porter Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project, Fontana Middle School Safe Routes to School (SRTS) Sidewalk Gap Closure Project, and the Citywide Transit Stop Improvements Project related to TDA Article 3 Grant Awards.
- G. Adopt Resolution No. 2026-003, Declaring that City owned real property identified with Assessor’s Parcel Numbers 0228-051-14-0000 and 0228-051-15-0000 (collectively the “Property”) as exempt surplus land pursuant to the Surplus 26-0785**

Land Act, Government Code section 54220, et seq.; authorizing the City Manager and his designee(s) to take all actions necessary to comply with the Surplus Land Act pursuant to State California Environmental Quality Act (“CEQA”) Guidelines section 15312; and Authorize the City Manager to enter into a Purchase and Sale Agreement regarding the Property, conditioned on compliance with CEQA pursuant to CEQA Guidelines section 15004(b)(2); and directing staff to issue a notice of exemption.

1. Adopt **Resolution No. 2026-003**, Declaring that City owned real property identified with Assessor’s Parcel Numbers 0228-051-14-0000 and 0228-051-15-0000 (collectively the “Property”) as exempt surplus land as exempt surplus land pursuant to the Surplus Land Act, Government Code section 54220, et seq.; and authorize the City Manager and his designee(s) to take all actions necessary to comply with the Surplus Land Act pursuant to State California Environmental Quality Act (“CEQA”) Guidelines section 15312.

2. Authorize the City Manager to enter into a Purchase and Sale Agreement regarding the Property, conditioned on compliance with CEQA pursuant to CEQA Guidelines section 15004(b)(2); and directing staff to issue a notice of exemption.

H. Temporary Exemption from Municipal Code Section 20-43 43 26-0790 and Purchasing Policy Section 7.0 Surplus Property to Allow Disposal of Surplus City Property at City Hall Prior to Demolition

Approve a temporary exemption to Municipal Code Section 20-43 and Purchasing Policy Section 7.0 Surplus Property for the limited purpose of allowing the City Manager to dispose of surplus city property from City Hall in a cost-effective manner prior to demolition, including permitting City employees and members of the public to acquire certain items for reuse at no cost or nominal consideration.

I. Proposed Business License Penalty Fee Waiver for The Previti Group 26-0792

Consider proposal to waive delinquency fee

J. A Resolution of the City Council of the City of Fontana 26-0804 Approving A Development Impact Fee Deferral Agreement Between the City of Fontana and SA Golden Investments Inc. for a Multi-Family Residential Housing Apartment Complex Project and Authorizing the City Manager to enter into the Agreement and take certain actions to complete the transaction.

Adopt **Resolution No. 2026-004**, Approving a Development Impact Fee Deferral Agreement Between the City of Fontana and SA Golden Investments Inc. for a Multi-Family Residential Housing Apartment Complex Project and Authorizing the City Manager to enter into the Agreement and take certain actions to complete the transaction.

K. Adopt Resolution and Authorize the City Manager to Award a Contract to Gentry General Engineering for Emergency Storm Drain Repair Work along Valley Boulevard 26-0801

1. Adopt **Resolution No. 2026-007**, a resolution of the City Council of the City of Fontana, recognizing that certain conditions exist in the storm drain system along Valley Boulevard requiring emergency repair work. This resolution is made in accordance with Fontana City Code Section 10-147(6).
2. Authorize the City Manager, or his designee, to execute a contract with Gentry General Engineering in the amount of \$258,472.00 with a 10% contingency in the amount of \$25,847.00 for the performance of emergency storm drain repair work along Valley Boulevard.

PUBLIC HEARINGS:

A. Master Case (MCN) No. 25-0078 and Municipal Code Amendment (MCA) No. 25-0010: A request to amend Section 30 of the Fontana Municipal Code Regarding Emergency Shelter Overlay development standards and operating regulations and to incorporate property located at 11109 Jasmine Street into the overlay, pursuant to a categorical exemption from the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3). 26-0713

Open the public hearing, receive public testimony, close the public hearing and by motion:

1. Find that the adoption of the proposed ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA.
2. Waive full reading and introduce for first reading by title only **Ordinance No. 1982** entitled: "An Ordinance Of The City Council Of The City Of Fontana Amending Section 30 Of The City Of Fontana Municipal Code Relating To Emergency Shelter Overlay Development Standards And Operating Regulations And Applying The Overlay On The Property At 11109 Jasmine Street And Finding The Action To Be Categorically Exempt From CEQA Under CEQA Sections 15060(C), 15378, and 15061(B)3."

Mayor Warren opened the public hearing.

City Clerk Key stated that no written public communications were received.

Associate Planner Cecily Session-Goins provided the staff report.

Council Member Sandoval asked about limits on walk-in services, including whether they would be hourly, daily, or weekly.

Associate Planner Session-Goins clarified that walk-in services would be fully limited and replaced with a referral system for emergency shelters.

With no one interested to speak in favor or opposition of this item Mayor Warren closed the Public Hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Garcia, and passed unanimously by vote of 4-0 to approve Public Hearing Item “A.” The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran

B. Master Case (MCN) No. 25-0080 and Municipal Code Amendment (MCA) No. 25-0011: A request to amend Section 30-467 of the Fontana Municipal Code regarding accessory dwelling units and junior accessory dwelling units to comply with recent changes in State law; and pursuant to a statutory exemption from CEQA Under Section 21080.17 of the Public Resources Code. 26-0715

Open the public hearing, receive public testimony, close the public hearing and by motion:

1. Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (“CEQA”) under Public Resources Code section 21080.17.
2. Waive full reading and introduce for first reading by title only **Ordinance No. 1983** entitled: “An Ordinance of The City Council Of The City Of Fontana Amending Section 30-467 Of The City Of Fontana Municipal Code Relating To Accessory Dwelling Units and Junior Accessory Dwelling Units and Pursuant to a Statutory Exemption Under CEQA Under Public Resources Code § 21080.17.”

Mayor Warren opened the public hearing.

Chief Deputy City Clerk Christina Rudsell stated no written communications were received.

Associate Planner Session-Goins provided the staff report.

With no one interested to speak in favor or opposition of this item Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Garcia, and passed by vote of 3-1 to approve Public Hearing Item “B.” The motion carried by the following vote: AYES: Warren, Garcia, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: Cothran

- C. Appeal No. 25-0002: Request to overturn the Planning Commission's August 19, 2025 decision adopting a Categorical Exemption per Section 15332 (Class No. 32) and approving Conditional Use Permit No. 24-0022, and Design Review No. 23-0024 for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district that includes a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue and identified as Assessor Parcel Numbers 1110-331-13 and 1110-331-25. 26-0722**

Deny Appeal No. 25-0002, thereby upholding the Planning Commission's decision on August 19, 2025, approving, pursuant to a categorical exemption under California Environmental Quality Act (CEQA) Section No. 15332 (Class No. 32. Infill Development), Conditional Use Permit No. 24-0022 and Design Review No. 23-0024 for the development of a five-story mixed-use project including 163 multi-family units and 5,000 square feet of commercial retail within the R-5 zoning district and for the site and architectural review of a five-story 83,125 square foot mixed-use building and associated improvements on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APN Nos.: 1110-331-13 and 1110-331-25).

Mayor Warren opened the public hearing.

City Clerk Key stated no written communications were received.

Senior Planner Salvador Quintanilla provided the staff report.

The following individuals spoke in opposition of this item:

1. Hayley Uno
2. Mike Mahmoudi

Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Garcia, and passed by vote of 3-1 to approve Public Hearing Item "C." The motion carried by the following vote: AYES: Warren, Garcia, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: Cothran

- D. Quarterly Lien Action for Delinquent Sewer, Solid Waste and Weed Abatement Accounts 26-0779**

1. Authorize staff to complete and record lien against real property for those sewer accounts sixty days or more delinquent, solid waste accounts more than ninety days delinquent, and for properties with delinquent weed abatement charges outstanding as described in attached resolutions and written reports and to direct staff to file for the recording of liens for such properties.

2. Adopt **Resolution No. 2026-005**, of the City Council of the City of Fontana authorizing the collection of certain annual wastewater and solid waste service charges, including delinquent charges for each service, on the County property tax rolls and determining and record liens against current delinquent parcels.
3. Adopt **Resolution No. 2026-006**, of the City Council of the City of Fontana adopting the statement of unpaid expenses for weed abatement and imposing a lien against real property for payment thereof.

Mayor Warren opened the public hearing.

City Clerk Key stated that no written public communications were received.

Deputy Finance Officer Marlene Galvan provided the staff report.

With no one interested to speak in favor or opposition of this item Mayor Warren closed the Public Hearing.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Sandoval, and passed unanimously by vote of 4-0 to approve Public Hearing Item “D.” The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran

NEW BUSINESS:

A. New Business

A. Annual Comprehensive Financial Report for Fiscal Year Ended 26-0762 June 30, 2025.

Receive and File the City of Fontana’s Annual Comprehensive Financial Report (ACFR) for Fiscal Year ended June 30, 2025.

Ralph Alfaro of Eide Bailly and Deputy Finance Officer Marlene Galvan provided the staff report.

ACTION: Motion was made by Council Member Roberts, seconded by Council Member Sandoval, and passed unanimously by vote of 4-0 to approve New Business Item “A.” The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

No City Manager Communications were received.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

A. Discussion Regarding Appointment of an Alternate Member to the Fontana Industrial Development Authority.

26-0802

ACTION: Motion was made by Council Member Sandoval, seconded by Mayor Pro Tem Garcia, and passed unanimously by a vote of 4-0 to make the following appointment as follows:

- **Appoint John Roberts as Vice-Chair of the Fontana Industrial Development Authority for a term of one-year.**

The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran

ELECTED OFFICIALS COMMUNICATIONS/REPORTS - CONTINUED:

City Treasurer Koehler-Brooks thanked the Finance Department for their hard work and encouraged them to continue their efforts.

City Clerk Key congratulated the Police Department Employees of the Month and thanked them for their dedication. She also expressed appreciation for the report from San Antonio Regional Hospital, noting her interest in efforts to improve maternal and infant health. She concluded by wishing her grandson Jayden a happy 18th birthday.

Council Member Roberts congratulated the new police officers and commended the Fontana Police Department for their excellent work. He also wished everyone a happy Valentine's Day.

Council Member Sandoval congratulated the newly hired police officers and noted that additional recruitment efforts are ongoing to fill remaining vacancies with highly qualified candidates. He expressed pride in the department's commitment to addressing crime in the community. He also offered words of gratitude and wished his wife a happy Valentine's Day.

Mayor Pro Tem Garcia congratulated the Finance Department for their continued strong performance and for helping maintain the City's solid financial position. He also thanked the project applicant for the proposed multi-story residential development at Foothill and Sultana, noting it will enhance the area and provide additional housing opportunities. Additionally, he congratulated the newly sworn-in officers and welcomed them to the Fontana Police Department, highlighting the department's reputation as a great place to serve.

Mayor Warren thanked City staff and volunteers for their participation in the recent Point-in-Time count of the homeless population, noting the effort helps secure resources to address homelessness in Fontana and the region. She also reported attending the United States Conference of Mayors as Chair of the Women Mayors Alliance, focusing on workforce initiatives for women, especially women of color impacted by COVID. Additionally, she

highlighted the Fontana Chamber retreat and encouraged the public to visit the City’s website for transparent updates on programs, events, and services for the community.

PUBLIC COMMUNICATIONS - CONTINUED:

Phil Walls of the Small Business Administration (SBA) announced the availability of low-interest disaster loans related to the December storms, outlined eligibility and deadlines, and requested the City’s assistance in sharing information with the community.

Pastor Reegis Richard of The Joshua Center Church, announced the purchase of property at 16020 Foothill Boulevard and shared that preliminary and full development plans have been submitted to the City for renovations. He expressed excitement about establishing the church in Fontana and stated their commitment to serving the community and supporting local families.

ADJOURNMENT:

Mayor Warren and the City Council led a moment of silence in memory of the following individuals:

1. Herbert Granderson
2. Denzel Puerto
3. Grant Ward
4. Rosie L. Williamson

Mayor Warren adjourned the meeting at 4:28 p.m. to the Regular City Council Meeting on Tuesday, February 24, 2026, at 2:00 p.m. in the Steelworkers’ Auditorium located at 8437 Sierra Avenue, Fontana, California.

Christina Rudsell, CMC
Chief Deputy City Clerk

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON FEBRUARY 24, 2026.

Germaine Key
City Clerk