

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Minutes

Tuesday, October 8, 2024

2:00 PM

Grover W. Taylor Council Chambers

## 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 P.M. CLOSED SESSION**

The Closed Session meeting of the Fontana City Council was held in the Executive Conference Room, 8353 Sierra Avenue, Fontana, CA 92335, on Tuesday, October 8, 2024.

Mayor Warren called the meeting to order at 1:01 p.m., with all members of the City Council present.

**PUBLIC COMMUNICATION - CLOSED SESSION:**

There were no public communications received for the following items:

**1. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

City Negotiator: Matthew Ballantyne, City Manager and Rakesha Voss, Director of Human Resources and Risk Management. Employee Organization(s): Teamsters Local 1932 City Hall Bargaining Unit; Teamsters Local 1932 Yard Bargaining Unit; Police Management Association; Police Benefits Association; Police Officers Association and Management/Confidential Employees.

**2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Gov. Code Section 54956.9(d)(1))

Name of Case: Catalyst - Fontana LLC v. City of Fontana, et al  
Case No. CIVSB2329401

**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 Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335, on Tuesday, October 8, 2024.

Mayor Warren called the Regular City Council Meeting to order at 2:04 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:**

### **A. 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.

## **PROCLAMATIONS:**

### **A. Proclamations**

1. Mayor Warren and the City Council proclaimed October 2024 as National Community Planning Month, presenting a proclamation to Director of Planning Patty Nevins.
2. Mayor Warren and the City Council proclaimed the second week of October 2024 as Code Compliance Officer Appreciation Week, presenting a proclamation to Supervising Code Enforcement Inspector Jason Barber.

## **SPECIAL PRESENTATIONS:**

### **A. Special Presentations**

1. Mayor Warren and the City Council recognized Corporal Christopher Romo, Officers Lauren Baker and Isaiah Sandoval, as August 2024 Employees of the Month.
2. Mayor Warren and the City Council recognized Associate Planner Cecily Session-Goins as the 2024 Planning Department Employee of the Year.
3. Mayor Warren and the City Council recognized Senior Code Compliance Inspector Efrain Gonzalez and Senior Environmental Control Technician Alejandra Montano as 2024 Employees of the Year.

## **PUBLIC COMMUNICATIONS:**

### **A. Public Communications**

The following individuals spoke under public communications:

Frank Atry discussed public comments and removal of disruptive persons.

Magda Torrelles discussed concerns with the conditions of the Orchard Apartments. Also stated she was excited to be a new resident of Fontana and thanked the Council for their service.

Deborah Hall Lyndsey invited the community to attend a voter education workshop on Saturday, October 12th at Community Baptist Church and thanked all who participated in and contributed to the success of the Chill N' Grill event.

Christy Albilez of the Shady Trails Community Association discussed the need for a police substation at their community and offered space to the Fontana Police Department at no charge.

## **CONSENT CALENDAR:**

**ACTION: Motion was made by Council Member Sandoval, seconded by Council Member Roberts, and passed by a vote of 4-0 to approve Consent Calendar Items "A-L." The motion carried by the following vote: AYES: Warren, Garcia, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: Cothran**

- A. Approval of Minutes 21-3335**  
Approve the minutes of the September 24, 2024, Regular City Council Meeting, and the September 26, 2024, Special City Council Meeting.
- B. Declaration of Surplus Land - North Fontana Industrial Complex 21-3231  
- Surplus Land along Duncan Canyon Road**  
Adopt **Resolution No. 2024-113**, declaring a portion of City-owned real property on Duncan Canyon Road east of Sierra Ave exempt surplus land as defined by the Surplus Land Act.
- C. Approve and Authorize the City Manager to enter into a 21-3242  
Maintenance Agreement to Establish Maintenance Obligations and Certain Rights Incidental to the Public Right of Way with Ventana 257, LLC.**  
Approve and authorize the City Manager to enter into a Landscape Maintenance Agreement to establish maintenance obligations and certain rights incidental to the public right of way along Duncan Canyon Road and Citrus Avenue.
- D. Authorize the Purchase of Two (2) Altec AT37G Aerial Trucks. 21-3285  
And One (1) Altec LR860-E70 Aerial Truck.**  
1. Authorize the Purchasing Division to use the Sourcewell Cooperative Purchasing Agreement (Contract #110421-ALT) for the purchase of Two

(2) Altec AT37G for \$156,049.56 each and One (1) Altec LR860-E70 for \$240,623.80 total cost for all three units is \$552,722.92.

2. Approve the Non-Competitive Proposal method of the City's Purchasing Policies and Procedure Manual Section 3.1.5.

**E. Award Bid for Vehicle Annual Purchases, Service, and OEM Parts Contract, PW-22-244-SP 21-3288**

Award bid (PW-24-244-SP) and authorize the vehicle purchases, service, and OEM parts for two (2) years with three (3) optional annual renewals to the following bidders:

- a. Bakersfield Dodge
- b. Claremont Toyota
- c. Crown Toyota
- d. Fontana CDJR Dodge
- e. Guaranty Chevrolet Motors Inc.
- f. Victorville Chevrolet

**F. Approve a Bond Reduction for Tract No. 20010 (In-tract Improvements) for the Narra Hills Project, formerly known as Monarch Hills 21-3298**

Approve a bond reduction of the Faithful Performance and Labor and Materials Bonds posted by LS Fontana, LLC for Tract No. 20010, located along Coyote Canyon Road (formerly Lytle Creek Road) and north of Duncan Canyon Road.

**G. Approve and Authorize the City Manager to Execute a Temporary Easement Deed with North Fontana Investment Company, LLC. 21-3314**

Approve and authorize the City Manager to execute a Temporary Easement Deed with North Fontana Investment Company, LLC for the Ventana Project.

**H. 2025 Selective Traffic Enforcement Program Grant Award 21-3317**

1. Accept the 2025 State of California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant, number PT25162 in the amount of \$365,000.
2. Authorize the Chief of Police or his designee to sign all related grant documents including extensions or modifications for the grant; and expend funds as outlined in the grant agreement.

**I. 2023 Homeland Security Grant Program (HSGP) 21-3319**

1. Accept the 2023 Homeland Security Grant Program subrecipient award in the amount \$47,072 from the Office of Homeland Security.
2. Authorize the Chief of Police or his designee to sign all related grant

documents including extensions or modifications for the grant; and expend funds as outlined in the grant agreement.

**J. Approve Amendment No. 4 to Professional Service Agreement 21-3321 with Quality Management Group (QMG) for Property Management Services in conjunction with city-owned properties.**

1. Approve and authorize the City Manager to execute Amendment No. 4 to Professional Services Agreement SP-15-HD-22 for professional property management services in the additional amount of \$65,000 for a total not to exceed \$165,000.
2. Approve and authorize the City Manager to execute any future amendments to the contract with Quality Management Group (QMG) for professional property management services.

**K. Police Department Monthly Information Update 21-3325**

Accept the Police Department monthly information update for August 2024.

**L. Consideration of Release Agreement (“Release Agreement”) by 21-3343 and between the City of Fontana and HDO4, LLC to release certain property from the land subject to that certain Disposition Agreement entered into by the City of Fontana and HDO4, LLC approved by the City on July 2, 2020 (“Disposition Agreement”) in furtherance of promoting buildout of the Ventana at Duncan Canyon Specific Plan (“Specific Plan”).**

1. Adopt **Resolution No. 2024-114**, Approving an Agreement Releasing Certain Real Property From the Obligations, Conditions, and Restrictions of that Certain Disposition Agreement Approved by the City Council of the City of Fontana on July 2, 2020, by and between the City of Fontana and HDO4, LLC
2. Determination that the City Council’s actions are exempt from the California Environmental Quality Act (“CEQA”).

**NEW BUSINESS:**

**A. New Business**

**A. American Rescue Plan Update 21-3338**

1. Receive update and approve revisions to the American Rescue Plan Act (ARPA) Expenditure Plan, including the leveraged projects.
2. Authorize the reallocation of any future unused project balances to other approved projects within the ARPA expenditure plan, including the leveraged projects.

Chief Financial Officer Jessica Brown provided the staff report.

Deputy City Manager Phillip Burum provided an update on "The Path," communicating that a majority of the ARPA funds allocated towards the project had been spent. Deputy City Manager Burum stated that the facility opened in July and approximately 20 cases were transferred over from the city's Homeless Outreach Support Team. He also mentioned that two cases had already graduated to permanent housing and additional rooms would be available in early 2025.

Another discussion ensued between Mayor Pro Tem Garcia and Chief Financial Officer Brown regarding city goals and how the city can encumber the remaining ARPA funds.

**ACTION: Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Garcia and passed by a vote of 4-0 to approve staff recommendation on 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**

City Manager Matt Ballantyne did not have any comments.

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

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

City Clerk Key congratulated all city staff who were recognized at today's meeting.

City Treasurer Koehler-Brooks discussed the recent Above the Limits Talent Show and commended staff and participants.

Mayor Pro Tem Garcia thanked all FUSD and MYAC students who volunteered to clean-up at the National Public Lands Day event. Also discussed the topping off ceremony and stated that he looked forward to expanding the civic center campus.

Council Member Sandoval encouraged all to sign up for the Veteran's Day Essay Contest. Also mentioned that October was Breast Cancer Awareness Month and encouraged all to be screened.

Council Member Roberts thanked the Fire and Police Departments for participating in the recent Chill N Grill event.

Mayor Warren congratulated all staff who were recognized at today's meeting. Also encouraged all to schedule regular preventative health screenings and stated that World Mental Health Day was on October 10th. Discussed various improvements to the civic center campus including the City Hall Annex and Miller Park fencing project. Mayor Warren also

encouraged all to attend an event at Stage Red, the Fresh, Fit & Fun Fair on October 19th, and the Moana performance at Steelworkers Auditorium October 25-27.

**ADJOURNMENT:**

**A. Adjournment**

Mayor Warren adjourned the meeting at 3:02 p.m. to the Regular City Council Meeting on Tuesday, October 22<sup>nd</sup>, at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Christina Rudsell*

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Christina Rudsell, CMC  
Deputy City Clerk

**THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON OCTOBER 22, 2024.**

*Germaine Key*

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Germaine Key  
City Clerk

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