

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Minutes

Tuesday, May 26, 2026

2:00 PM

**Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, Ca. 92335**

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. 1:30 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, May 26, 2026.

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

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

PUBLIC COMMUNICATION - CLOSED SESSION:

There were no public communications received for the following items:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a) Name of case: Inland Coalition for Immigrant Justice v. City of Fontana.

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, May 26, 2026.

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 Cothran, Roberts, and Sandoval.

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

ABSENT: None

INVOCATION/PLEDGE OF ALLEGIANCE:

The invocation was given by Council Member Roberts, followed by the pledge of allegiance led by Council Member Cothran.

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.

PUBLIC COMMUNICATIONS:

The following individuals spoke under public communications:

John Pedroza called for the removal of a Parks, Community and Human Services Commissioner, citing alleged misconduct during a police-involved incident resulting in a death, and referenced ongoing investigations and legal action related to the case.

Isabel Rios called for the removal of a Parks, Community and Human Services Commissioner, citing alleged misconduct during a police-involved incident resulting in a death, and referenced ongoing investigations and legal action related to the case.

George Joshua Sabbagh praised the City's responsiveness and available employment, housing, and community assistance resources, and expressed support for existing programs serving residents in need.

CONSENT CALENDAR:

ACTION: Motion was made by Council Member Roberts, seconded by Council Member Cothran, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-I." The motion carried by the following vote: **AYES:** Warren, Garcia, Cothran, Roberts, and Sandoval; **NOES:** None; **ABSTAIN:** None; **ABSENT:** None

- | | | |
|-----------|--|----------------|
| A. | Approval of Minutes | 26-1022 |
| | Approve the minutes of May 12, 2026, Regular City Council Meeting. | |
| | | |
| B. | Accept the Community Cleanup and Employment Pathway Grant Program from the California Department of Transportation. | 26-0882 |
| | 1. Accept the grant award in the total amount of \$300,000.00 for the City of Fontana Beautification with Empowerment Project. | |
| | 2. Authorize the City Manager, or City Manager's designee, to enter into and transmit any documents necessary to ensure the City's timely receipt of the Clean CA Grant Program. | |
| | | |
| C. | Award Bid for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 5 & 6 (PW-26-180-SB). | 26-0892 |
| | 1. Award bid and authorize the City Manager to enter into a construction | |

contract with FieldTurf USA, Inc. for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 5 & 6 in the amount of \$423,603.32 and authorize a 10% contingency in the amount of \$42,360.00 (PW-26-180-SB).

2. Authorize the City Manager to enter into any related items on behalf of the City of Fontana for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 5 & 6 (PW-26-180-SB).

D. Award a bid Construction Contract for the Comprehensive Pavement Rehabilitation for High-Maintenance Segments Project (DE-26-100-SB) 26-0984

1. Award bid and authorize the City Manager to enter into a construction contract with Match Corporation for the construction of the Comprehensive Pavement Rehabilitation for High-Maintenance Segments Project in the amount of \$2,025,911.00 and authorize a 10% contingency in the amount of \$202,591.10 (DE-26-100-SB).
2. Approve and authorize the City Manager to enter into any and all utility agreements, utility easements, and subsequent agreements on behalf of the City of Fontana for the Comprehensive Pavement Rehabilitation for High-Maintenance Segments Project.

E. Roadway Asset Services, LLC Pavement & Asset Management Data Collection Services 26-0985

1. Authorize the Purchasing Division to utilize the HGACBuy Cooperative Purchasing Program for Pavement and Asset Management Services under Contract No.HP08-25, per Purchasing Policies and Procedures Manual 3.1.5 Non-Competitive Proposal - by Another Public Agency.
2. Authorize the City Manager to enter into a Professional Services Agreement with Roadway Asset Services, LLC, in the amount of \$242,335.00 Pavement & Asset Management Services and any future amendments.

F. Award a Professional Services Agreement with Cordoba Corporation for Construction Management Services for the Regional Navigation Center Tenant Improvements Project (SQ-43-DE-23-2) 26-0986

1. Award and authorize the City Manager to enter into a Professional Services Agreement with Cordoba Corporation for Construction Management Services for the Regional Navigation Center Tenant Improvements Project in the amount of \$535,771.00 (Request for Proposals SQ-43-DE-23-2).
2. Approve and authorize the City Manager to enter into any future amendments to the Professional Services Agreement.

- G. Annual Ford Vehicle Purchase Order Contract, Service, and OEM Parts Contract (PW-26-157-SP) 26-0994**
Award bid (PW-26-157-SP) and authorize the vehicle purchases, service, and OEM parts for two (2) years with three (3) optional annual renewals to the following bidders:
1. Fairview Ford Sales, Inc.
 2. UP Opco Fontana F Inc. (dba Sunrise Ford).
- H. American Rescue Plan Act Expenditure Plan Quarterly Report 26-0995**
Receive and file the American Rescue Plan Act (ARPA) Expenditure Plan quarterly report.
- I. Police Department Monthly Information Update 26-1002**
Accept the Police Department monthly information update for March 2026.

PUBLIC HEARINGS:

- A. Master Case No. 26-0011 and Municipal Code Amendment No. 26-0851 26-0002: Fontana Municipal Code amendments to Chapter 30 to modify standards for outdoor dining and parking standards in the downtown core, make revisions to the No Net Loss program, add definitions to differentiate vehicle parking from storage, clarify timing of entitlement applications, and modify the definition of accessory land uses, 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).**
1. Find that the adoption of the proposed ordinances are 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. 1988** entitled: "An Ordinance Of The City Council Of The City Of Fontana, California, Amending Multiple Sections Of The Fontana Municipal Code, Including Amendments To Article XV Pertaining To Provisions Of The No Net Loss Program Including Sections 30-966 Through 30-969 And Sections 30-971 And 30-972, Pursuant To A Categorical Exemption In Accordance With CEQA Guidelines Sections 15060(C), 15061(B)(3), And Section 15378. And Directing Staff To File A Notice Of Exemption. "
 3. Waive full reading and introduce for first reading by title only **Ordinance No. 1989** entitled: "An Ordinance Of The City Council Of The City Of

Fontana, California, Amending Multiple Sections Of The Fontana Municipal Code, Including Amendments To Sec. 30-12 Pertaining To The Definition Of Accessory Use, Principal/Primary Use, Vehicle And Truck Storage And Vehicle And Truck Parking; Sec. 30-21 Pertaining To The Expiration Of Entitlement Applications; Sec. 30-360 Pertaining To Outdoor Dining In The Public Right-Of-Way In The Downtown Core; Sec. 30-371.2 Pertaining To Parking Requirements For Retail, Entertainment And Restaurant Uses In The Downtown Core; Sec. 30-390 To Correct Section References, Pursuant To A Categorical Exemption In Accordance With CEQA Guidelines Sections 15060(C), 15061(B)(3), And Section 15378. And Directing Staff To File A Notice Of Exemption. ”

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 inquired whether parking fees would be charged at the new parking structure and expressed concern about impacts on downtown businesses. City Manager Matt Ballantyne responded that there is currently no intent to charge for parking, although some spaces may be reserved for future downtown development projects.

Mayor Pro Tem Garcia asked how the 400-foot parking radius was determined and whether it would encompass most downtown businesses. Associate Planner Session-Goins explained that the radius is consistent with the existing Zoning and Development Code and was established to maximize access to City parking facilities while serving the majority of businesses within the downtown core area.

Mayor Warren expressed concern that the 400-foot parking radius may be too limiting given continued growth in the downtown area. Deputy City Manager Phil Burum responded that the radius would effectively eliminate parking requirements for much of the downtown core because those areas are served by existing and planned City parking facilities.

With no requests to speak in favor or opposition, Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Cothran, seconded by Mayor Pro Tem Garcia, and passed unanimously by vote of 5-0 to approve Public Hearing Item “A.” The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

- B. Master Case No. 19-000016R1: Development Agreement No. 26-0927
19-000002R1 - A request to approve the first amendment to the Goodman Logistics Center Fontana III Development Agreement to extend the term of the agreement and add sustainability features, finding that the project was adequately analyzed in the previously certified Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH]**

NO. 2019039071) and the subsequent addendum, determining pursuant to CEQA guidelines Section 15162, no subsequent or supplemental EIR is required and direct staff to file of Notice of Determination.

1. Determine that the development agreement amendment together with the underlying project were adequately analyzed in the previously certified Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071), along with a subsequent March 2021 Addendum, and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and
2. Waive full reading and introduce for first reading by title only **Ordinance No. 1990** entitled: "An Ordinance of the City Council of the City of Fontana, California, Approving Development Agreement No 19-000002R1 for Assessor's Parcel Numbers: 0255-091-20, -23, -63, -64, and -65.

Mayor Warren opened the public hearing.

City Clerk Key stated that two written public communications were received.

Associate Planner Cecily Session-Goins provided the staff report.

With no requests to speak in favor or opposition, 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 4-1 to approve Public Hearing Item "B." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: None

- C. Master Case No. 23-0100R1: Development Agreement (AGR) 26-0993 No. 23-0085R1 and Master Case No. 23-100R2: Development Agreement (AGR) No. 23-0085R2 - a request to amend and restate the previously approved Development Agreement (DA) for the Citrus/Oleander Industrial Commerce Center Project to allocate the provision of public benefit fees among properties in a manner consistent with Planning Commission Resolution No. 2025-040.**

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

1. Determine that the recommended development agreement modifications are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22,

and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

2. Determine that the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse No. 2022110389) and its subsequent Addendum, and pursuant to CEQA Guidelines Section

15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

3. Waive full reading and introduce for first reading by title only **Ordinance No. 1991** entitled: "An Ordinance of the City Council of the City Of Fontana, California, Approving Development Agreement No 23-0085R1, as to Assessor's Parcel Number 0255-021-17"

4. Waive full reading and introduce for first reading by title only **Ordinance No. 1992** entitled: "An Ordinance of the City Council of the City of Fontana, California, Approving Development Agreement No 23-0085R2, as to Assessor's Parcel Numbers 0255-011-13, 0255-011-14, 0255-011-18, 0255-011-19 AND 0255-011-25 thru 0255-011-32"

Mayor Warren opened the public hearing.

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

Planning Manager DiTanyon Johnson provided the staff report.

Council Member Cothran asked whether the development agreement pertained only to the agreement between the City and the property owner rather than project approvals. Planning Manager Johnson confirmed that the project and zoning had already been approved and that the item concerned only the development agreement with the current property owner.

With no requests to speak in favor or opposition, Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Council Member Cothran, and passed by vote of 4-1 to approve Public Hearing Item "C." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: None

NEW BUSINESS:

A. New Business

- A. Fiscal Year 2025-26 Third Quarter Budget Status Report 26-0967**
Approve the recommended Fiscal Year 2025-26 Third Quarter Budget adjustments.

Chief Financial Officer Jessica Brown provided the staff report.

ACTION: Motion was made by Council Member Sandoval, seconded by Council Member Cothran, and passed unanimously by vote of 5-0 to approve New Business Item “A.” The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

CITY MANAGER COMMUNICATIONS:

City Manager Ballantyne highlighted several Consent Calendar items, including a \$300,000 Caltrans grant for right-of-way cleanup, the award of construction work for improvements to Fields 5 and 6 at Lewis Library and Technology Center Park, \$2 million in street rehabilitation projects, and the donation of a retired fire engine through Rotary International. He also announced the upcoming Fontana Days Run, noting that the event is sold out and that Travis Barker is scheduled to participate.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

City Clerk Key congratulated her grandsons, Jackson Griffen and Jayden White, on their graduation from Summit High School this evening.

City Treasurer Koehler-Brooks thanked Chief Financial Officer Brown and Finance staff for the 3rd Quarter Budget Status Report.

Council Member Cothran reported attending the recent International Convention of Shopping Centers (ICSC) convention and found it valuable for engaging with developers, hospitality stakeholders, and others to discuss market trends and potential opportunities for Fontana. He congratulated local graduates, including Summit High School students, and acknowledged Rotary’s partnership in the donation of a retired fire engine, noting it will continue to serve other communities. Council Member Cothran also highlighted ongoing investment in new sports fields and the City’s continued focus on development and recreation projects.

Mayor Pro Tem Garcia reported attending ICSC, describing it as an industry event focused on attracting businesses in retail, dining, office, and gathering spaces, and noted it was successful in promoting Fontana and engaging potential partners. He highlighted early visible progress downtown, including demolition and construction activity signaling the start of the area’s transformation. He also recognized the Memorial Day service at the VFW, praising recent improvements to the facility, new leadership efforts, and support for veterans and community services.

Council Member Roberts reported attending ICSC, noting strong interest at the City's booth and opportunities to attract new businesses to relocate to Fontana. He also attended a City-County conference, describing it as a productive forum for collaboration and exchange of ideas with regional partners.

Council Member Sandoval expressed appreciation for public safety staff, commending an officer for handling a park incident involving e-bikes in a professional manner. He recognized Cypress after-school program students for their talent showcase and congratulated his grandson Sebastian and daughter Cecelia on their academic and leadership achievements. He also congratulated graduating students across the city and highlighted opportunities available to local youth, including career pathways such as aviation training.

Mayor Warren reported on a successful ICSC conference, praising staff for their efforts in promoting Fontana and highlighting strong interest from businesses in the city's downtown, including key marketing assets such as the Forge District, Stage Red, and traffic and population data. She emphasized positive momentum for downtown investment and business attraction.

She also recognized improvements at the VFW following a Memorial Day event and a significant revitalization effort supported by county funding. Mayor Warren congratulated graduates across the community, highlighted expanding career pathways for students, and noted strong partnerships with local schools and colleges.

Additional comments included support for upcoming community events such as Fontana Days and the Fontana Run, appreciation for City staff and public engagement, and a reminder for residents to stay connected and involved in city activities and services.

ADJOURNMENT:

Mayor Warren adjourned the meeting at 3:21 p.m. to the Regular City Council Meeting on Tuesday, June 9, 2026, at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Christina Rudsell

Christina Rudsell, CMC

Chief Deputy City Clerk

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON JUNE 9, 2026.

Germaine Key

Germaine Key

City Clerk

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/9/2026 05:25 PM
Certified Delivered	Security Checked	6/9/2026 09:32 PM
Signing Complete	Security Checked	6/9/2026 09:33 PM
Completed	Security Checked	6/9/2026 09:33 PM
Payment Events	Status	Timestamps
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