

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Minutes

**Tuesday, May 13, 2025**

**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. 1:00 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, May 13, 2025.

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

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 LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 City Negotiator: John Bakhit, Labor Counsel and Matt Ballantyne, City Manager. Employee Organization(s): Police Officers Association.

## **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, May 13, 2025.

Mayor Warren called the Regular City Council Meeting to order at 2:06 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:**

### **A. Invocation/Pledge of Allegiance:**

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

## **CLOSED SESSION ANNOUNCEMENT:**

Acting City Attorney Stephen Deitsch 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.

## **PROCLAMATION:**

### **A. Proclamation**

**1. Mayor Warren and City Council to proclaim Thursday, May 22, 2025, as POLICE OFFICERS MEMORIAL DAY in Fontana and the week of May 11-17, 2025, as National Police Week in Fontana (Police Officers Association Board Member Leonard Sein to accept).**

Mayor Warren and the City Council proclaimed Thursday, May 22, 2025, as POLICE OFFICERS MEMORIAL DAY in Fontana and the week of May 11-17, 2025, as National Police Week in Fontana. Police Officers Association Board Member Leonard Sein accepted.

**2. Mayor Warren and City Council to proclaim the month of May 2025 as National Building and Safety Month (Building and Safety Director Jeffrey Baughman to accept).**

Mayor Warren and the City Council proclaimed the month of May 2025 as National Building and Safety Month. Building and Safety Director Jeffrey Baughman accepted.

**3. Mayor Warren and City Council to proclaim May 5-11, 2025, as Professional Municipal Clerk's Week (City Clerk Germaine Key to accept).**

Mayor Warren and City Council proclaimed May 5-11, 2025, as Professional Municipal Clerk's Week. City Clerk Germaine Key accepted.

## **SPECIAL PRESENTATIONS:**

### **A. Special Presentations**

**1. Mayor Warren and City Council to recognize, Officers Adam Sein, Matthew Sherwood, Jonathan Bagley, Garret Mahan, Brett Swanson and Christopher Drayer; Dispatcher II's Erika Barajas & Teddy Boucher and Dispatcher I Melissa Lucero as March 2025 Employees of the Month (Captain Brian Binks to present).**

Mayor Warren and the City Council recognized Officers Adam Sein, Matthew Sherwood, Jonathan Bagley, Garret Mahan, Brett Swanson and Christopher Drayer; Dispatcher II's Erika Barajas and Teddy Boucher and Dispatcher I Melissa Lucero as March 2025 Employees of the Month.

**2. Mayor Warren and City Council to recognize the 2025 Building and Safety Employee of the Year (Building and Safety Director Jeffrey Baughman to present).**

Mayor Warren and the City Council recognized Permit Technician I Brandi Flores as the 2025 Building and Safety Employee of the Year.

**3. Mayor Warren and City Council to recognize City Clerk's Department Employee of the Year (Chief Deputy City Clerk, Christina Rudsell to present).**

Mayor Warren and the City Council recognized Administrative Clerk II Sylvia Frausto as the City Clerk's Department Employee of the Year.

**PUBLIC COMMUNICATIONS:**

The following individuals spoke under public communications:

Bill Freeman expressed his appreciation to Parks and Landscape Supervisor Brian Clements for promptly addressing and resolving maintenance concerns at a city park near Gabion Ranch. He also recognized Engineering Manager Ruben Hovanesian for taking the time to meet with him regarding the potential installation of a stop sign at the intersection of Summit Avenue and Montelena Road. Additionally, Mr. Freeman extended his thanks to City staff on behalf of the Fontana Exchange Club for their efforts in making the Fontana Days Parade a successful event.

**CONSENT CALENDAR:**

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

- |           |  |                |
|-----------|--|----------------|
| <b>A.</b> | <b>Approval of Minutes</b>   | <b>25-0192</b> |
|           | Approve the minutes of the April 22, 2025, Regular City Council Meeting.   |                |
|           |  |                |
| <b>B.</b> | <b>Adoption of Ordinance No. 1968 (Second Reading), Adding Article VII to Fontana Municipal Code Chapter 16 regarding Camping in the City</b>  | <b>25-0191</b> |
|           | Second Reading/Adopt <b>Ordinance No. 1968</b> , Adding Article VII Entitled "Camping" to Chapter 16 of the Fontana Municipal Code to Establish Procedures for the Handling of Camping and Associated Matters. |                |
|           |  |                |
| <b>C.</b> | <b>Approve Pre-Qualified Planning Firms to Provide On-Call Professional Services</b>   | <b>25-0095</b> |
|           | 1. Approve the Pre-Qualified Firms List to provide various On-Call Professional Planning Services.   |                |
|           | 2. Authorize the City Manager to execute On-Call Professional Agreements   |                |

with selected firms on an as-needed basis for a period of six (6) years from approval.

3. Authorize the City Manager to execute any future amendments to the On-Call Professional Agreements.

**D. Adopt a Resolution for Projects Funded by the Road Repair and Accountability Act, SB 1 25-0168**

Adopt **Resolution No. 2025-022**, of the City Council of the City of Fontana to incorporate projects funded by SB 1, the Road Repair and Accountability Act, for Fiscal Year 2025-2026.

**E. Award a Construction Contract for the Stage Red Theater Outdoor Deck Project (PW-25-125-SB) 25-0187**

1. Award bid and authorize the City Manager to execute a construction contract with Oppenheimer National for the construction of the Stage Red Theater Outdoor Deck Project in the amount of \$244,400.00 and authorize a 10% contingency in the amount of \$24,440.00 (PW-25-125-SB).
2. Authorize the City Manager to execute any related items on the behalf of the City of Fontana for the Stage Red Theater Outdoor Deck Project (PW-25-125-SB).

**F. Award Construction Management Services contract with C.W. Driver, LLC for the Downtown West Parking Structure Project (DE-25-98-SP). 25-0188**

1. Award and authorize the City Manager to execute the Professional Services Agreement with C.W. Driver, LLC for the Downtown West Parking Structure Project in the amount of \$596,576.00 (Request for Proposals DE-25-98-SP).
2. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments not exceeding \$100,000.00 for the Downtown West Parking Structure Project (Request for Proposals DE-25-98-SP).

**G. Approve a Professional Services Agreement for Architectural Design Services with Robert, Borders & Associates for the Regional Navigation Center Tenant Improvements Project (DE-25-91-SP) 25-0196**

1. Approve and authorize the City Manager to execute a Professional Services Agreement with Robert, Borders & Associates for Architectural Design Services for the Regional Navigation Center Tenant Improvements Project in the amount of \$625,399.00 (Request for Proposals DE-25-91-SP).

2. Appropriate \$150,000.00 from Capital Reinvestment Fund (601) to the Regional Navigation Center Tenant Improvements Project (PN37600084).
3. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments not exceeding \$100,000.00 for the Regional Navigation Center Tenant Improvements Project (Request for Proposals DE-25-91-SP).
4. Authorize the City Manager to execute any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the Regional Navigation Center Tenant Improvements Project.

**H. Authorize Operating funding to the Stage Red Enterprise Fund. 25-0197**

Approving funding to the Stage Red Enterprise Fund for operating expenses to ASM Global.

**I. Police Department Monthly Information Update 25-0198**

Accept the Police Department monthly information update for March 2025.

**J. Pacific Electric Trail Canopy (Outdoor Fitness Zone Equipment) PW-24-251-CC 25-0199**

Authorize an increase in the construction amount by \$81,817.50, bringing the total amount to \$244,011.61, and authorize a 10% contingency of \$24,401.16.

## **PUBLIC HEARINGS:**

**A. Master Case No. 25-00011 and Municipal Code Amendment No. 25-001: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to establish a new entertainment center overlay district with three (3) Entertainment Center planning areas with land use restrictions and requirements; revisions to the land use tables in Form Based Code (FBC) Downtown Gateway, Sierra Gateway, Route 66 Gateway and Valley Gateway) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and along Sierra Avenue from I-10 to Randall Avenue, revise the permit requirements for farmers markets from minor use permit to temporary use permit; revise the nonconforming provisions to allow for expansions for up to 50 percent along with an extension of a discontinued nonconforming use up to twenty-four months for repairs, remodels, and expansions; and include a requirement for the installation of Route 66 signage for certain properties along Foothill Boulevard for projects that undergoing a Design Review 25-0136**

**or an Administrative Site Plan, pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse (SCH) No. 2016021099) and Public Resources Code Section 21083.3.**

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA specifically Public Resources Code 20183.3 and CEQA Guidelines Section 15183, as the proposed amendments will have no new or more severe significant environmental effect “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and
2. Read by title only and waive further reading of and introduce **Ordinance No.1969**, an Ordinance of the City Council of the City of Fontana approving Master Case No. 25-0011 and Municipal Code Amendment No. 25-001 to establish a new entertainment center overlay district with three (3) Entertainment Center planning areas with land use restrictions and requirements; revisions to the land use tables in Form Based Code (FBC) Downtown Gateway, Sierra Gateway, Route 66 Gateway and Valley Gateway) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and Along Sierra Avenue from I-10 to Randall Avenue, revise the permit requirements for farmers markets from minor use permit to temporary use permit; revise the nonconforming provisions to allow for expansions for up to 50 percent along with an extension of a discontinued nonconforming use up to twenty-four months for repairs, remodels, and expansions; and include a requirement for the installation of Route 66 signage for certain properties along Foothill Boulevard for projects that undergoing a Design Review or an Administrative Site Plan.

Mayor Warren opened the Public Hearing.

City Clerk Key reported that one public comment was received in opposition to the item. The comment was forwarded to the City Council and will be included in the official record.

Senior Planner Rina Leung presented the staff report. She also noted that a letter from the law firm Gibson Dunn, which raised concerns regarding the proposed municipal code amendment, was reviewed by staff. Staff disagreed with the assertions made in the letter.

Mayor Warren inquired about whether a car show could still be held in the area and whether existing uses would be impacted. Senior Planner Leung clarified that the proposed ordinance would not affect the car show and that existing uses could continue and potentially expand if desired.

Mayor Warren thanked Mayor Pro Tem Garcia, Council Member Cothran, and City staff for their work on the project.

With no members of the public wishing to speak either in favor or opposition, Mayor Warren closed the Public Hearing.

Council Member Roberts thanked staff for ensuring the proposed ordinance includes protections for existing businesses in the area.

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

## **CITY MANAGER COMMUNICATIONS:**

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

City Manager Matt Ballantyne had no comments.

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

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

City Treasurer Koehler-Brooks recognized National Police Week and expressed appreciation to police officers for their service. She also congratulated all staff who were recognized during the meeting and thanked them for their continued dedication and hard work.

City Clerk Key extended congratulations to all staff recognized during the meeting, with special acknowledgment to Administrative Clerk II Sylvia Frausto. She also thanked the City Council for their support in celebrating Professional Municipal Clerk's Week.

Council Member Cothran spoke on the importance of overlay districts and thanked the City Council for their continued support.

Mayor Pro Tem Garcia echoed Council Member Cothran's comments and expressed gratitude to staff for their support and contributions.

Council Member Roberts congratulated all employees who were recognized at the meeting.

Council Member Sandoval had no comments.

Mayor Warren commended Deputy City Managers Ray Ebert and Phil Burum for their professionalism and efforts in moderating sessions at the recent City-County Conference. She congratulated all staff recognized during the meeting and thanked Mr. Freeman for his public comments and praise of City staff.

Mayor Warren also discussed the Fontana Days Parade, highlighting the importance of coordinating schedules between the Fontana Unified School District and the Exchange Club to ensure student participation. She expressed her gratitude to the Exchange Club for the honor



of serving as Grand Marshal of the parade and congratulated the Fontana High School JROTC for their accomplishments.

Additionally, Mayor Warren announced that the summer recreation brochure is now available and encouraged community members to register for upcoming classes and programs. She also noted that Thompson Square will be performing at Stage Red on May 15, and encouraged the public to attend and support local events.

## **ADJOURNMENT:**

### **A. Adjournment**

Mayor Warren adjourned the meeting at 3:04 p.m. to the Regular City Council Meeting on Tuesday, May 27, 2025, at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Christina Rudsell, CMC  
Chief Deputy City Clerk

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON MAY 27, 2025.

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Germaine Key  
City Clerk