



# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766

## Regular Meeting Minutes

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### City Council / Housing Authority / Successor Agency to the Redevelopment Agency

*Mayor Tim Sandoval  
Vice Mayor Steve Lustro  
Councilmember Debra Martin  
Councilmember Victor Preciado  
Councilmember Nora Garcia  
Councilmember Elizabeth Ontiveros-Cole  
Councilmember Lorraine Canales*

#### VISION STATEMENT

*Pomona will be recognized as a vibrant, safe, beautiful  
community that is a fun and exciting destination and the home of  
arts and artists, students and scholars, business and industry.*

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Monday, June 16, 2025

7:00 PM

Council Chambers

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#### **CLOSED SESSION**

#### **A) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

(Pursuant to Government Code Section 54956.9(a) and (d)(2))

One (1) case

#### **CALL TO ORDER**

Mayor Sandoval called the City Council Meeting to order at 7:00 p.m.

#### **PLEDGE OF ALLEGIANCE**

Mayor Sandoval led the pledge of allegiance.

#### **ROLL CALL**

Present: Mayor Tim Sandoval Vice Mayor Steve Lustro  
Councilmember Debra Martin  
Councilmember Victor Preciado  
Councilmember Nora Garcia  
Councilmember Elizabeth Ontiveros-Cole  
Councilmember Lorraine Canales

Absent: None

## **STAFF PRESENT**

Anita D. Scott, City Manager  
Sonia Carvalho, City Attorney  
Rosalia A. Butler, City Clerk  
Karla Shipman, Assistant City Clerk  
Michael Ellis, Pomona Police Chief

## **PRESENTATIONS**

\*A Proclamation of the City Council of the City of Pomona Recognizing June 2025 as LGBTQIA+ Pride Month in the City of Pomona.

Mayor Sandoval presented the proclamation to Frank Guzman, CEO of Pomona Valley Pride, Jesus Jacuinde-Torres (Deputy Executive Officer), Edgar Jacuinde-Torres (Program Director), Arianna Guzman (Youth Services Director), Adriana Lopez (Administrative Assistant), Bridgette Carrillo (Board of Directors, Vice Chair), Christoph Korner (Board of Directors), Micky Uriarte (Board of Directors), Virgilio Doniza (Board of Directors) and Mario Mendoza (Advisory Board Member).

\*A Proclamation of the City Council of the City of Pomona Recognizing June 19, 2025 as Juneteenth National Freedom Day in the City of Pomona.

Mayor Sandoval presented the proclamation to Roscoe Lee Owens.

## **MAYOR/COUNCILMEMBER COMMUNICATIONS**

Councilmember Ontiveros-Cole attended the dA Center for the Arts' program of artist Gary V. Lett called "Talking Textile" and thanked the Police Department for keeping peaceful protesters safe over the weekend.

Councilmember Martin hosted a community meeting with the Christmas on Columbia neighborhood group and met with the Public Works staff to go over the projects coming to District 1.

Councilmember Preciado attended the closing ceremonies of the Pomona All-American Baseball League, and congratulated Ted Green Little League for also closing out their season. Councilmember Preciado also attended the Second Saturday Artwalk and thanked everyone that participated in the "No Kings" protest over the weekend.

Councilmember Garcia expressed support for immigrants in the community, emphasized the importance of solidarity and commended the organizations supporting those community members. Councilmember Garcia also commented on the rise of political violence in the country and expressed condolences to the families of Minnesota State Representative Melissa Hortman, her husband Mark Hortman, Minnesota State Senator

John Hoffman, and his wife Yvette Hoffman. Lastly, Councilmember Garcia stressed the importance of keeping each other safe.

Councilmember Canales wished all fathers a happy belated Father's Day. Attended the closing ceremonies of the Ted Green Little League, the Mayor's Gala benefitting the Library, and announced the upcoming District 6 Area Commander meeting. Lastly Councilmember Canales encouraged folks to get the City's summer recreational guide.

Mayor Sandoval commented on the challenges facing the community, the fear held by community members and expressed support for immigrants in the community. Mayor Sandoval attended the "No Kings" protest in Pomona and thanked the community members who also participated in the protests. Mayor Sandoval gave thanks to the Friends of the Pomona Public Library for hosting the Mayor's Gala to raise funds for the library.

### **CITY MANAGER COMMUNICATIONS**

City Manager Scott had no reportable action.

### **PUBLIC PARTICIPATION**

*At the direction of the City Council Emergency Sub Committee, beginning with the July 18, 2022 Council meeting, emailed comments will no longer be read into the record during Council meetings. However, they will be included as part of the record/meeting minutes.*

### **Live Comments were as follows:**

Gaspar Diaz expressed concerns about an empty lot near his business being used as a dumping area.

Yesica Limón discussed her hopes for how Measure Y would support the community.

Jeffrey Michaelson, Hope 4 Holt Initiative, expressed various concerns about different items on the agenda.

Ira Mazer, Hope 4 Holt Initiative, expressed dissatisfaction with the budget approved and asked the City Council to re-consider increasing budget allocations for homelessness services.

Anthony Moreno, State Senator Susan Rubio's Representative, invited the community to attend the upcoming Open House and Resource Fair in Ontario.

Jesus Sanchez expressed support for the demands of the "Immigration Customs and Enforcement Out of Pomona" coalition and expressed concerns about the City's policies for sidewalk vending and concerns about lack of policies to keep landlords accountable.

Maria G. shared ideas about how Measure Y would support the community.

Petra expressed concern for the lack of support for English language learners and special needs students and expressed hope for Measure Y being able to address those gaps.

The following speakers expressed excitement for the implementation of Measure Y and shared their visions for the implementation:

Saray C.  
Brianna S.  
Hannah C.  
Miguel Medina  
Kimberly V.G.  
Itzel C.  
Linette V.

Alonso Gomez expressed the need to expand the library and build a branch.

Olga Cabral expressed concerns about Pomona Police Dept. response times.

Yesenia Miranda Meza commented on the political climate, expressed strong support for immigrants and expressed hope that all councilmembers would vote to support tenants and immigrants.

Gwendolyn Blume discussed safety concerns at Serenity Villas Senior Apartments.

Cenoloia Dimal discussed concerns about drug use, homelessness, and prostitution in her neighborhood.

Craig Sheldon expressed support for "I.C.E Out of Pomona" coalition.

Jaime Gutierrez expressed opposition to the anti-immigration policies of the federal government and requested the City of Pomona protect its immigrant community members.

Yasmin Cardona, I.C.E Out of Pomona, discussed the fear of community members and shared the goals of the coalition.

Ellie O'Bosky discussed the homeless outreach work and stressed the importance of recognizing the humanity of homeless community members.

Josh Guevera expressed strong support for the City to protect immigrants and renters.

Gustavo Ramirez thanked the City Council for recognizing Pride Month and Juneteenth and expressed support for stronger tenant protections.

Max Duffy expressed support for the City to protect immigrants and renters, demanded the City to not data share with I.C.E.

Shahrzad Shishefor expressed opposition to the tactics used by I.C.E and asked the City to not cooperate with them.

Nazli Janjun asked for the City to protect public spaces such as schools, churches and medical centers from I.C.E.

Orlando Arias-Pulido expressed support for immigrants in the community.

The following people submitted non-speaker cards in support of the “I.C.E Out of Pomona” coalition’s demands:

Evan Thomas	Angelica Nieto	Sarah Gorja	Jessica Rodriguez
Diana Bermudez	Bradford Reed	Patricia Hernandez	
Jasmine Jimenez	Brianna Arguo	Cindy Rivas	
Maria Lentz	Destiny Rivera-Gómez	Eder Blanco	
Daisy Meza	Sephora De La Torre	Isabella Nieto	

City Manager Scott clarified that the City does not provide resources to federal immigration agencies, Pomona Police officers do not assist with immigration raids, do not share facilities with federal immigration agencies, and are not allowed to inquire about immigration status.

### **CONSENT CALENDAR**

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the entire Consent Calendar except for Item No. 4 pulled by Vice Mayor Lustro, and Item No. 12 pulled by Councilmember Preciado.**

***\*After consent calendar items, items were heard in the following order: Discussion Item No. 15, Consent Calendar Item No. 4, Consent Calendar Item No. 12, and Discussion Item No. 14.***

1. Approval of City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes

It is recommended that the City Council approve the following City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes:

May 19, 2025 Special Meeting Minutes

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of May 19, 2025.**

2. Authorization to Extend the Agreement with West Coast Arborists for Citywide Tree Maintenance Services for Six Months

It is recommended that the City Council:

- 1) Approve and authorize a six-month extension of the contract with West Coast Arborists (WCA) beyond the original five-year term for citywide tree maintenance services, effective July 1, 2025 through December 31, 2025, in an amount not to exceed \$624,775; and
- 2) Authorize the City Manager or designee to execute the agreement with West Coast Arborists, and any extensions or amendments thereto, subject to review by the City Attorney.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve and authorize a six-month extension of the contract with West Coast Arborists (WCA) beyond the original five-year term for citywide tree maintenance services, effective July 1, 2025 through December 31, 2025, in an amount not to exceed \$624,775; and authorize the City Manager or designee to execute the agreement with West Coast Arborists, and any extensions or amendments thereto, subject to review by the City Attorney.**

3. Approve Sole Source Vendors for Fiscal Year 2025-2026 to Supply Uniforms, Equipment, and Services for the Pomona Police Department

It is recommended that the City Council Approve Sole-Source Vendors to Supply Uniforms, Equipment, and Services for the Pomona Police Department.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve Sole-Source Vendors to Supply Uniforms, Equipment, and Services for the Pomona Police Department.**

4. Award a Bid for Utility Pavement and Sidewalk Cut Repairs to G.M. Sager Construction Company, Inc.

It is recommended that the City Council take the following actions:

- 1) Approve the categorical exemption from CEQA pursuant to Section 15301;
- 2) Award a bid to GM Sager Construction Company, Inc. for permanent pavement and sidewalk repair, at the prices bid, for a term of three-years, with two additional one-year extension options; and
- 3) Authorize the City Manager to execute the contract and any amendments on behalf of the City, subject to review by the City Attorney.

*\*This item was heard after Discussion Calendar Item No. 15.*

\*Item was pulled by Vice Mayor Lustro.

Vice Mayor Lustro asked brief questions about the item.

**MOTION BY VICE MAYOR LUSTRO, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the categorical exemption from CEQA pursuant to Section 15301; award a bid to GM Sager Construction Company, Inc. for permanent pavement and sidewalk repair, at the prices bid, for a term of three-years, with two additional one-year extension options; and Authorize the City Manager to execute the contract and any amendments on behalf of the City, subject to review by the City Attorney.**

5. Award a Professional Services Agreement for Environmental Consulting Services for the National Pollutant Discharge Elimination System (NPDES) Program to Charles Abbott Associates, Inc.

It is recommended that the City Council take the following actions:

- 1) Award of a three-year Professional Services Agreement (PSA), with the option for two additional one-year terms for Environmental Consulting Services for the National Pollutant Discharge Elimination System (NPDES) program to Charles Abbott Associates, Inc.; and
- 2) Authorize the City Manager to execute a three-year Agreement with Charles Abbott Associates, Inc on behalf of the City and any subsequent documents, amendments or renewals, subject to approval as to form by the City Attorney.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to award of a three-year Professional Services Agreement (PSA), with the option for two additional on-year terms for Environmental Consulting Services for the National Pollutant Discharge Elimination System (NPDES) program to Charles Abbott Associates, Inc.; and authorize the City Manager to execute a three-year Agreement with Charles Abbott Associates, Inc on behalf of the City and any subsequent documents, amendments or renewals, subject to approval as to form by the City Attorney.**

6. Award four Multi-Year Contracts for Water Treatment Materials

It is recommended that the City Council take the following actions:

- 1) Award a three-year contract to Purolite, LLC. for the purchase of Perchlorate Resin (Resin) in the total contract amount of \$2,803,353;

- 2) Award a three-year contract to Evoqua Water Technologies, LLC. for the purchase of Resin in the total contract amount of \$3,707,032;
- 3) Award a three-year contract to Carbon Activated Corporation for the purchase of Granular Activated Carbon (GAC) in the total contract amount of \$1,323,000;
- 4) Award a three-year contract to Karbonous Inc. for the purchase of GAC in the total contract amount of \$1,323,000; and,
- 5) Authorize the City Manager to execute a three-year agreement with two additional year options with Carbon Activated Corporation, Karbonous Inc., Purolite, LLC, and Evoqua Water Technologies, LLC for GAC and Resin as needed.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to award a three-year contract to Purolite, LLC. for the purchase of Perchlorate Resin (Resin) in the total contract amount of \$2,803,353; Award a three-year contract to Evoqua Water Technologies, LLC. for the purchase of Resin in the total contract amount of \$3,707,032; Award a three-year contract to Carbon Activated Corporation for the purchase of Granular Activated Carbon (GAC) in the total contract amount of \$1,323,000; Award a three-year contract to Karbonous Inc. for the purchase of GAC in the total contract amount of \$1,323,000; and, Authorize the City Manager to execute a three-year agreement with two additional year options with Carbon Activated Corporation, Karbonous Inc., Purolite, LLC, and Evoqua Water Technologies, LLC for GAC and Resin as needed.**

7. Award Construction Contract to Onyx Paving Company, Inc. in the Amount of \$3,682,000 for "Street Preservation Local - Citywide (FY 24-25)," Project No. 428-2590-XXXXX-68593

It is recommended that the City Council take the following actions:

- 1) Award a construction contract to the lowest responsive bid from Onyx Paving Company, Inc. for "Street Preservation Local - Citywide (FY 24-25)," Project No. 428-2590-XXXXX-68593, to include all of Base Bid (A&B) items, plus Additive Alternate No. 1, in the amount of \$3,682,000;
- 2) Find that the project referenced is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) and that the proposed project will not have a significant effect on the environment; and
- 3) Authorize the City Manager, or their designee, to execute the construction contract and any subsequent change orders on behalf of the City of Pomona (City).



\*Please see attachment for emails submitted regarding this item.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to award a construction contract to the lowest responsive bid from Onyx Paving Company, Inc. for “Street Preservation Local - Citywide (FY 24-25),” Project No. 428-2590-XXXXX-68593, to include all of Base Bid (A&B) items, plus Additive Alternate No. 1, in the amount of \$3,682,000; Find that the project referenced is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) and that the proposed project will not have a significant effect on the environment; and authorize the City Manager, or their designee, to execute the construction contract and any subsequent change orders on behalf of the City of Pomona (City).**

8. Approval of Agreement with The Institute of Ecological Civilization (ECOCIV) for Services Relating to Implementation of the California Proposition 47 (Prop 47) Grant

It is recommended that the City Council take the following actions:

- 1) Approve a forty-four-month agreement with EcoCiv in the amount not to exceed \$400,000 for their role in supporting the Office of Violence Prevention (OVP) as it carries out the City of Pomona’s California Proposition 47 Grant implementation and,
- 2) Authorize the City Manager, or designee, to execute the agreement and any extensions, subsequent changes or amendments thereto, on behalf of the City, subject to review and approval as to form by the City Attorney.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve a forty-four-month agreement with EcoCiv in the amount not to exceed \$400,000 for their role in supporting the Office of Violence Prevention (OVP) as it carries out the City of Pomona’s California Proposition 47 Grant implementation and, authorize the City Manager, or designee, to execute the agreement and any extensions, subsequent changes or amendments thereto, on behalf of the City, subject to review and approval as to form by the City Attorney.**

9. Resolution to Amend the FY 2024-25 Capital Improvement Program (CIP) Budget by Changing the name of “Ganesha Park Bandshell and Community Center Upgrades,” to “Ganesha Park Bandshell Upgrades,” and Partially Funding the Project

It is recommended that the City Council approve the following resolution:

**RESOLUTION NO. 2025-79 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA TO AMEND THE FY 2024-25 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY CHANGING THE NAME OF "GANESHA PARK BANDSHELL AND COMMUNITY CENTER UPGRADES," PROJECT NO. 428-2590-XXXXX-71127, AN UNFUNDED PROJECT, TO "GANESHA PARK BANDSHELL UPGRADES," PROJECT NO 428-2590-XXXXX-71127, AND PARTIALLY FUNDING THE PROJECT BY APPROPRIATING \$300,000 OF AVAILABLE CIP PROJECT FUND RESERVES (GENERAL FUND) TO THE PROJECT**

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-79.**

- 10.** Adoption of a Resolution Approving The Closure of City Hall during the 2025 Holiday Season and Rescheduling 2026 City Council Meeting Dates Due to Holiday Conflicts

It is recommended that the City Council Adopt proposed Resolution No. 2025-78 (Attachment) to approve the following actions:

- 1) Authorizing the closure of City Hall from Wednesday, December 24, 2025 through Thursday, January 1, 2026, to account for observance of the Christmas Eve, Christmas Day and New Year's Day Holidays and to avoid potential staff shortages during the holidays; and,
- 2) Amending the ongoing calendar for regularly scheduled City Council Meetings and 2026 City Council Meetings by cancelling and rescheduling meetings, as noted below, due to holiday conflicts:
  - A. Cancelling the January 19, 2026, regular City Council Meeting and rescheduling to Monday, January 26, 2026, to be conducted as a regular meeting of the City Council
  - B. Cancelling the regular City Council Meeting of February 16, 2026, and rescheduling to Monday, February 23, 2026, to be conducted as a regular meeting of the City Council
  - C. Cancelling the September 7, 2026, regular City Council Meeting and rescheduling to Monday, September 14, 2026, to be conducted as a regular meeting of the City Council.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-78.**

11. Adopt Resolution No. 2025-65 Amending Various Water and Sewer Capital Improvement Program Projects Budgets

It is recommended that the City Council adopt the following resolution:

**RESOLUTION NO. 2025-65 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2024-25 CIP BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS BY A TOTAL OF \$29,400: \$19,000 OF METROPOLITAN WATER DISTRICT MEMBER AGENCY ADMINISTERED PROGRAM FUNDING TO THE "HYDRATION STATIONS UPGRADES" PROJECT NUMBER 528-2590-XXXXX-71073, AND, \$10,400 FROM THE SOUTHERN CALIFORNIA GAS COMPANY TO THE "WATER RESOURCES BUILDING" PROJECT NUMBER 575-8125-XXXXX-93135; AND, UN-APPROPRIATE AND APPROPRIATE VARIOUS WATER AND SEWER CIP PROJECTS FUNDING AS DETAILED IN EXHIBIT A, PRIORITIZING EXPENDITURE OF VARIOUS AVAILABLE BOND PROCEEDS**

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-65.**

12. Approve a Professional Services Agreement with Tripepi Smith & Associates for Marketing Services/Website Support

It is recommended that the City Council take the following actions:

- 1) Approve a professional services agreement with Tripepi Smith & Associates for marketing services and website support for Pomona Choice Energy with a three-year term, with the option for two additional one-year, for the total amount of \$184,138; and,
- 2) Authorize the City Manager, or designee, to execute the agreement on behalf of the City and any subsequent documents or amendments subject to approval as to form by the City Attorney.

\*This item was heard after Consent Calendar Item No. 4

\*Item was pulled by Councilmember Preciado.

Councilmember Preciado asked questions about the item.

**MOTION BY COUNCILMEMBER PRECIADO, SECOND BY COUNCILMEMBER GARCIA, CARRIED 6-1 (COUNCILMEMBER ONTIVEROS-COLE OPPOSED), to approve a professional services agreement with Tripepi Smith & Associates for marketing services and website support for Pomona Choice Energy with a three-year term, with the option for two additional one-year, for the total amount of \$184,138; and, authorize the City Manager, or designee, to execute the agreement on behalf of the City and any subsequent documents or amendments subject to approval as to form by the City Attorney.**

- 13.** Approval of Appointment to Fill the District 2 Vacancy on the Board of Parking Place Commissioners (Vehicle Parking District)

It is recommended that the City Council review the attached application and approve the appointment of Manuel Vizcarra to serve as the District 2 representative on the Board of Parking Place Commissioners (VPD).

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the appointment of Manuel Vizcarra to serve as the District 2 representative on the Board of Parking Place Commissioners (VPD).**

### **DISCUSSION CALENDAR**

- 14.** Introduction and First Reading of Ordinance No. 4347 Amending the Pomona City Code by Adopting Fire Hazard Severity Zone Designations as Recommended by the California State Fire Marshall

It is recommended that the City Council open the public hearing and after receiving testimony and public comment, close the public hearing, introduce, waive further and give first reading to the following ordinance:

**ORDINANCE NO. 4347 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING POMONA CITY CODE CHAPTER 22 (FIRE PREVENTION) ADOPTING THE FIRE HAZARD SEVERITY ZONE DESIGNATIONS AS RECOMMENDED BY THE CALIFORNIA STATE FIRE MARSHAL PURSUANT TO GOVERNMENT CODE SECTION 51178, AND AMENDING CHAPTER 74, ARTICLE II, DIVISION 1, SECTION 74-32 (CONSTRUCTION IN FIRE HAZARD SEVERITY ZONES) ADOPTING PROVISIONS REGULATING OCCUPIED DWELLINGS AND OCCUPIED STRUCTURES PURSUANT TO GOVERNMENT CODE SECTION 51182, AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

Planning Division Supervisor Vinny Tam gave a brief staff presentation.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY MAYOR SANDOVAL, CARRIED 7-0, to introduce, waive further and give first reading to Ordinance No. 4347.**

15. First Reading of Ordinance 4359 Amending the City Code by Adopting the Rent Stabilization and Eviction Control Ordinance of 2025

It is recommended that the City Council introduce, waive further, and give first reading to the following ordinance:

**ORDINANCE NO. 4359 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE RENT STABILIZATION AND EVICTION CONTROL ORDINANCE OF 2025**

Mayor Sandoval paused the meeting at 8:47 p.m.

Mayor Sandoval resumed the meeting at 8:56 p.m.

*\*This item was heard after the Consent Calendar.*

Tara Matthews from RSG Solutions gave the staff presentation.

Public Speaker Matthew Buck, California Apartment Association, recommended removing the rental registry portion of the ordinance.

Public Speaker Jesus Rojas, Apartments Association of Greater Los Angeles, recommended the removal of the rental registry portion of the ordinance, and asked for the definition of small property owners

Public Speaker John Nolte, Pomona United for Stable Housing, expressed support for the item and recommended the rental cap be tied to inflation.

Public Speaker Ellie O'Bosky requested the rental cap be lowered and expressed support for the item.

Public Speaker Michael Peña shared a statement from Elinor Crescenzi recommending the rental cap be lowered.

Public Speaker Jasmine Tackett continued the statement from Elinor Crescenzi.

Public Speaker Erik Kirkpatrick, Pomona United for Stable Housing, expressed support for the item.

Public Speaker Yesenia Miranda Meza, Pomona United for Stable Housing, expressed support to lower the rental cap to at least four percent.

Public Speaker Sandra Avila, Pomona United for Stable Housing, expressed concern for the proposed six percent rental cap.

Public Speaker Gustavo Ramirez expressed support to lower the rental cap to at least four percent.

Public Speaker Roxanne Vaniman discussed how a four percent rental cap would affect property owners of less than five units.

Public Speaker Ralph Acosta discussed the general rising costs of living.

Public Speaker Nef Cortez, Pomona Chamber of Commerce, expressed support for keeping the rental cap at six percent.

Public Speaker Barrett McInerney discussed possible negative outcomes from establishing rental caps.

Public Speaker Jeffrey Michaelson gave comments opposing the previously discussed possible negative outcomes of establishing rental caps.

Public Speaker Eder Blanco, Pomona Unified for Stable Housing, expressed support for the item.

Councilmember Garcia discussed the need for a rental unit inspection program, recommended keeping the existing ordinance in place while the relocation study finishes and expressed support for setting the rental cap at 4%.

Councilmember Canales asked questions, expressed support for a rental unit inspection program and opposed a local rent stabilization program.

**MOTION BY COUNCILMEMBER MARTIN, SECOND BY COUNCILMEMBER ONTIVEROS-COLE, *FAILED 3-4* (COUNCILMEMBER PRECIADO, COUNCILMEMBER GARCIA, VICE MAYOR LUSTRO AND MAYOR SANDOVAL OPPOSED) to re-introduce AB1482 consideration and continue the item to the next meeting.**

Councilmember Preciado asked questions about the item and expressed support for lowering the rental cap to 4%.

Vice Mayor Lustro expressed support for various aspects of the proposed ordinance but expressed concern for the cost of implementing a rental registry and asked questions about the item. Vice Mayor Lustro expressed support for changing the initial rent cap to 5% but then increasing the cap to 6% after one year of the ordinance going into effect.

Councilmember Ontiveros-Cole expressed support for changing the initial rent cap to 5% but increasing it to 6% after one year of implementation.

Mayor Sandoval gave comments about the importance of stabilizing housing in the community.

Councilmember Preciado asked further questions about the item.

Councilmember Garcia expressed support for setting the rental cap at 5% with a gradual increase if there is consensus on what would trigger the increase.

Councilmember Canales asked questions about the item.

Vice Mayor Lustro made a motion to adopt the ordinance with a 5% rent cap and within twelve months of the ordinance taking effect, increase the cap to 5.5% and after twenty-four months of the ordinance taking effect, increase the cap to 6%.

Councilmember Preciado suggested amending the motion to Vice Mayor Lustro so that the ordinance would be adopted with a 5% rent cap and then after twelve months of the ordinance taking effect, bring the ordinance back to assess the rental cap.

Vice Mayor Lustro amended the motion as proposed by Councilmember Preciado.

**MOTION BY VICE MAYOR LUSTRO, SECOND BY COUNCILMEMBER PRECIADO, CARRIED 6-1 (COUNCILMEMBER MARTIN OPPOSED), to introduce, waive further, and give first reading to Ordinance No. 4359 with a 5% rental cap, and within 12 months of the implementation date re-evaluate the rental cap rate.**

### **ADJOURNMENT**

The City Council meeting adjourned at 11:30 p.m. on June 16, 2025.

Respectfully submitted,

ATTEST:

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ROSALIA A. BUTLER, MMC  
City Clerk/Secretary of the Pomona  
Housing Authority/Successor Agency to the  
to the Redevelopment Agency

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TIM SANDOVAL  
Mayor/Chair of the Pomona  
Housing Authority/Successor Agency  
Redevelopment Agency

## Robles, Diana

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**From:** rosana yasamine <fryasamine@gmail.com>  
**Sent:** Monday, June 16, 2025 7:22 AM  
**To:** City Clerk  
**Cc:** Montellano, Maura; Scott, Anita  
**Subject:** Public Comment for Item 7 on 6/16/25 Council agenda

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing in regards to Item 7 (Award of Construction Contract to Onyx Company Inc.) on this evening's City Council agenda. While I am in support of the project in general, I request that the Council **pull the item from the consent calendar in favor of hearing a full staff report**. As explained below, there are aspects of the project that were previously discussed with residents that are not fully captured in the written report attached to the agenda.

- I understand that at the community meeting with residents, the project had not yet gone out to bid. The staff indicated that certain roads in the historic district (Palomares, Garfield, perhaps Eleanor and others...) likely required more extensive work. While this work would undoubtedly cost more, it would last significantly longer, something like 30 years rather than 5-10 years for slurry sealing.
- Staff indicated that due to cost uncertainties, the bid would ask contractors to provide estimates covering a number of variables, such as for the extensive work vs. slurry seal. And the staff report does indicate that bids included pricing for "Alternatives 1-4." Staff is recommending approval of Base Bids A and B, as well as Additive Alternative 1. But the options are not explained: **What is each alternative and why is Alternative 1 recommended?** Residents can't compare this information independently as bid documents are placed on the City's bid portal and subject to a paywall. The map attachment shows (for example) Lincoln Park to fall within the "Base Bid." Again, what does this mean?
- Relatedly, the staff report does include a sentence that states: "Work will consist of a combination of slurry seal and grind and overlay depending on location and level of need." This sentence does seem to indicate a recognition of more extensive work in some areas over others. Still, it would be helpful to hear more about where such work is anticipated and whether there is an actual goal to make longer lasting improvements where feasible rather than where absolutely needed. How will this be determined?
- Similarly, the community meeting included a discussion about ADA improvements, particularly curb improvements along several intersections in the project area. Does the contract award include this work? The draft contract refers to "Contract Documents" that are not attached, so it is impossible for the public to review the full scope of work without clarification through a verbal staff report. Due to the timing of the agenda printing on Thursday evening, City Hall closure on Friday, and the meeting tonight, it is difficult to follow up with staff in advance of the meeting.
- Finally, after the contract is awarded, it would be nice to have a regular means of contact with City staff. For similar projects, such as the Garey Avenue Rehabilitation Project, I have seen periodic



updates in the City Manager's report. However, this project did not have updates each week, just intermittently. It would be useful to keep large projects on the report for the duration of the project. Alternately, a separate City web page would be helpful. The same Garey Rehab project referred to above has a dedicated web page, however, it has not been updated since the initial community meeting. Either of these or other options, with regular updates would be both useful and appreciated.

Again, I respectfully request that the City Council pull Item 7 off the consent calendar to answer these and any additional questions. I will not be able to attend in person due to work constraints, however, my family will be following along online. **To the extent possible, I urge the Council to invest in the historic neighborhood streets, some of which have not benefited from maintenance in 25+ years. Please seize this opportunity to make long lasting improvements, not a slurry band aid.**

Sincerely,  
R. Yasamine  
District 4 resident.