

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Monday, October 20, 2025

**Closed Session begins at 5:30 p.m. in the Council Chambers
(City Council will move to the Chuck Bader Conference Room after
Closed Session Public Comment)**

&

7:00 p.m. in the Council Chambers

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.

PLEASE NOTE

The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council.

Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

- The conduct of City Council meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona City Council Meeting Rules of Procedure.*
- The City Council meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the City Council agenda or topics which are within the jurisdictional authority of the City.*
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.*
- All comments directed to the City Council or to any member of the City Council must be directed to the Mayor (or Vice Mayor if the Mayor is absent).*

We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

ACCESSIBILITY

The City of Pomona wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's Administration Office at (909) 620-2051 at least 48 hours before the meeting, if possible. Additionally, Listening Assistive Devices are available for the hearing impaired; please see the City Clerk.

Agenda-related writings or documents provided to the City Council are available for public inspection in the Office of the City Clerk and on the City's website www.pomonaca.gov. Persons who have questions concerning any agenda item may call the City Clerk's Office at (909) 620-2341.

SPANISH INTERPRETATION / INTERPRETACIÓN EN ESPAÑOL

If you require Spanish interpretation, a bilingual interpreter is available at Regular City Council meetings and may be available at Special meetings, if necessary.

Si necesita interpretación en español, un intérprete bilingüe está disponible en las juntas regulares del Concejo Municipal y puede estar disponible en juntas especiales, si es necesario.

5:30 P.M.

In the Chuck Bader Conference Room

CLOSED SESSION

Held in the Chuck Bader Conference Room adjacent to the Council Chambers on the south side of the building.

CALL TO ORDER

PUBLIC COMMENT

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council prior to the City Council convening into closed session. Comments from the public will be limited to three (3) minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

CLOSED SESSION AGENDA ITEMS

A) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Pursuant to Government Code Section 54956.9)

Workers' Compensation Claim Settlement - Compromise & Release (New Money)/Police Chief Michael Ellis

B) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Government Code Section 54956.9(a) and (d)(1))

Julie Taylor v. Officers Amber Solgat and City of Pomona
Los Angeles County Superior Court
Case No. 21STCV05171

C) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Pursuant to Government Code Section 54957(b)(1))

City Clerk

D) CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code Section 54957.6)

Agency-designated representative:
René Anderson, Human Resources/Risk Management Director

Employee organizations:
Unrepresented Employee: City Clerk

E) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property/APN's: 83410020-06,-07,-08,-11, -12, -13, -17, -21, and -24; and
83410010-12, -13,-31,-32, and -39

Negotiating Parties: M and A Gabae LP

City's Negotiator: Anita Scott, City Manager; Ata Khan, Deputy Director,

Office of Economic and Business Affairs
Under Negotiation: Price and terms

Property/APN: 8341005029

Negotiating Parties: Pomona Fox Theater Master Tenant LLC Lessee c/o Pomona Fox Theater LLC Lessor

City's Negotiator: Anita Scott, City Manager; Ata Khan, Deputy Director, Office of Economic and Business Affairs

Under Negotiation: Price and terms

7:00 P.M.

Council Chambers

CALL TO ORDER

CLOSED SESSION REPORT

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

A Proclamation of the City Council of the City of Pomona Proclaiming the Month of October as "National Community Planning Month" in the City of Pomona

Attachments: [National Community Planning Month Proclamation October 2025](#)

MAYOR/COUNCILMEMBER COMMUNICATIONS

Reports on conferences, seminars, and regional meetings attended by Mayor and City Council and announcements of upcoming events, and also items for future City Council consideration as requested by Mayor or Members of the City Council. Also, report updates from Council Ad-Hoc Committees are given at this time.

Additionally, this is the time for Mayor and City Council to disclose on the record any contributions per Charter Section 1403. This section states "Prior to casting a vote on any contract, permit, or other matter requiring City Council approval where the applicant seeking approval is a person or business entity controlled by that person that has contributed more than five hundred dollars (\$500) within the previous twelve (12) months to a Councilmember's City election campaign committee, the Mayor or Councilmember receiving such contribution(s) shall disclose on the public record the receipt of said contribution(s)."

CITY MANAGER COMMUNICATIONS

Reports from the City Manager.

PUBLIC PARTICIPATION

Public Participation – At this time, the public is invited to address the Council concerning any items not on the agenda.

Together the City Council members, City staff, and public honor Pomona's important City meeting values:

- *To speak and to listen to everyone with respect and courtesy;*
- *To honor fairness in our cherished democratic process;*
- *To affirm Pomona's dedication to lead as a Compassionate City.*

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together. In order to address the City Council, each individual must fill out a speaker card, which is available in the lobby of the Council Chambers. Speaker cards must be completed and turned in to the City Clerk at this time. Only those speaker cards turned in to the City Clerk will be allowed to address the City Council. No late cards will be accepted. Each person should state their name and will be allowed to speak once for three minutes. All speakers and persons in the audience must adhere to the City Council Rules of Procedure and Decorum.

CONSENT CALENDAR

All matters under the Consent Calendar may be enacted by a single motion without separate discussion. If discussion or a separate vote on any item is desired by a Councilmember, that item may be removed from the Consent Calendar and considered separately. All consent items pulled for discussion will be limited to five minutes. If they are not enacted upon within five minutes, the Mayor will move that Consent Item to the end of the Agenda, after consideration of the public hearings. Any motion relating to an ordinance or a resolution shall also waive the reading of the ordinance or resolution and include its introduction or adoption as appropriate.

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:

September 15, 2025 Regular Meeting Minutes

Attachments: [FINAL MINUTES 09-15-2025.pdf](#)

2. Second Reading and Adoption of Ordinance No. 4359 Amending the Pomona City Code by Adopting the Rent Stabilization and Eviction Control Ordinance of 2025 and Amending FY 2025-26 Operating Budget by Appropriating \$82,000 from General Fund Reserves for Rental Registry Software

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

- 1) Introduce, waive further and give second 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

- 2) Adopt the following resolution:

RESOLUTION NO. 2025-124 - AMEND FISCAL YEAR (FY) 2025-26 OPERATING BUDGET BY APPROPRIATING \$82,000 FROM GENERAL FUND RESERVES FOR RENTAL REGISTRY SOFTWARE

- 3) Authorize the City Manager to execute all agreements, amendments, and any other documentation requested for acceptance of the award, distribution of the funding and operation of the Rent Stabilization Program, subject to approval as to form by the City Attorney.

Attachments: [Staff Report - Rent Stabilization Ordinance 4359](#)
 [Attachment No. 1 - Ordinance 4359](#)
 [Attachment No. 2 - Resolution No. 2025-124](#)

3. Second Reading and Adoption of Ordinance No. 4360, Approving Specific Plan Amendment (SPA-001401-2024) to Establish New Sign Regulations in the Pomona Corridors Specific Plan

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

ORDINANCE NO. 4360 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA-001401-2024) TO REMOVE EXISTING SECTION 2.9 "SIGNAGE REGULATIONS" IN THE POMONA CORRIDORS SPECIFIC PLAN AND REPLACE WITH SECTION .630 "SIGNS" OF THE POMONA ZONING AND DEVELOPMENT CODE

Attachments: [Staff Report](#)
 [Attachment No. 1- Draft CC Ordinance No. 4360](#)
 [Attachment No. 2 - Exhibit A Zoning Code Section .630 "Signs"](#)
 [Attachment No. 3 - October 6, 2025 CC Staff Report & Attachments](#)

4. Adopt a Resolution Authorizing the City of Pomona Housing Authority (PHA) to accept a grant award and receive funding from the U.S. Department of Housing and Urban Development (HUD), totaling \$492,981

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing Authority take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-105 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE CITY OF POMONA HOUSING AUTHORITY APPROVING THE ACCEPTANCE OF A HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAM GRANT AWARD, TO RECEIVE FUNDING TOTALING \$492,981, AMENDING THE FY 2025-26 BUDGET BY INCREASE REVENUE ESTIMATES, AND APPROPRIATING FUNDS

IN THE SAME AMOUNT

- 2) Approve a Memorandum of Understanding (MOU) with the Los Angeles County Department of Children and Family Services (DCFS) as required for the administration of the Foster to Independence (FYI) Program;
- 3) Authorize the Executive Director of the Housing Authority or her designee to execute the contracts and other documentation requested for acceptance and implementation of the grant award.

Attachments: [Staff Report](#)
[Resolution No. 2025-105](#)
[Memorandum of Understanding.pdf](#)

5. Resolution to Amend the FY 2025-26 Capital Improvement Program (CIP) Budget by Creating Two New Projects, Closing Two Projects, And Appropriating CIP Carryover Discretionary Funding and Community Development Block Grant Funding to Several Projects

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

RESOLUTION NO. 2025-112 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, TO AMEND THE FY 2025-26 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY CREATING TWO NEW PROJECTS, "PALOMARES PARK SOCCER FIELD REHABILITATION," PROJECT NO. 428-2590-XXXXX-71129 AND APPROPRIATING \$50,561 OF DISTRICT 6 CIP CARRYOVER DISCRETIONARY FUNDS TO THE PROJECT, AND "WESTMONT PARK RESTROOM REHABILITATION," PROJECT NO. 428-2590-XXXXX-71130, AND APPROPRIATING \$17,688 TO THE PROJECT, CLOSING AN UNFUNDED PROJECT, "CIVIC CENTER TILE REHABILITATION," PROJECT NO. 428-2590-XXXXX-71126, CLOSING AND UNAPPROPRIATING \$40,000 OF DISTRICT 5 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FROM "WESTMONT PARK SOFTBALL FIELD REHABILITATION," PROJECT NO. 428-2590-XXXXX-71120 AND CLOSING THE PROJECT, AND APPROPRIATING THIS FUNDING AND \$636,636 OF COMMUNITY DEVELOPMENT BLOCK GRANT FY 2025-26 ALLOCATIONS TO VARIOUS PROJECTS AS DETAILED IN EXHIBIT A

Attachments: [Staff Report.docx](#)
[Attachment 1 - Resolution.doc](#)
[Attachment No. 2 - Exhibit A.pdf](#)
[Attachment No. 3 CIP Details 71129.pdf](#)
[Attachment No. 4 CIP Details 71130.pdf](#)

6. Approving the Naming of Authorized Agents to be kept on File with Cal OES for the Purpose of Obtaining Federal and State Disaster Assistance Funds

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

RESOLUTION NO. 2025-115 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE NAMING OF THE CITY MANAGER, HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR, AND FINANCE DIRECTOR/CITY TREASURER AS AUTHORIZED AGENTS TO BE KEPT ON FILE WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES

Attachments: [Staff Report - Cal OES Authorized Agent 2025](#)
 [Attachment No. 1 Resolution No. 2025-115](#)
 [Attachment No. 2 Designation of Applicant's Agent Resolution.pdf](#)

7. Receive and File the Quarterly Summary of Approved City Council Sponsorships and Remaining Fund Balances

It is recommended that the City Council receive and file the summary of approved City Council Sponsorships and remaining fund balances.

Attachments: [Staff Report - Sponsorships and Fund Balance 10.20.25](#)
 [Attachment No. 1](#)
 [Attachment No. 2](#)

8. Approval of a New Five-Year Master On-Call Consultant List for Professional Services Beginning November 1, 2025 through October 31, 2030

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

- 1) Approve the new five-year Master On-Call Consultant List, comprised of 72 professional and technical consultant firms, for use in procuring professional services as allowed by the Pomona Municipal Code for public works projects including those within the City's Adopted Capital Improvement Program (CIP); and
- 2) Authorize the City Manager or designed to enter into five-year Consultant Retainer Master Agreements (in substantially the form included hereto as Attachment No. 1) for Professional Consulting Services with the 72 professional and technical consultant firms as needed on behalf of the City, subject to review and approval of non-substantive changes by the City Attorney.

Attachments: [Staff Report](#)
 [Attachment No. 1 - Consultant Retainer Master Agreement](#)
 [Attachment No. 2 - 2025-2030 Master On-Call Consultant List](#)

9. Award a Contract to Marina Landscape, Inc. for the Construction of Various Runoff

Capture and Water Quality Improvements

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

- 1) Approve the project, as described below, as being categorically exempt from CEQA pursuant to Section 15301;
- 2) Award a construction contract to Marina Landscape, Inc. for "Runoff Capture and Water Quality Improvements at Various Locations, "Project No. 428-2590-XXXXX-81059 to include Base Bid and Additive Alternate of various runoff capture and water quality improvements at various locations in the amount of \$855,284; and,
- 3) Authorize the City Manager, or designee, to execute the construction contract and all related documents with Marina Landscape on behalf of the City and any subsequent documents or amendments, subject to approval by the City Attorney.

Attachments: [Staff Report - Award Contract to Marina Landscape](#)
[Attachment No. 1- Marina Landscape Signed Agreement](#)
[Attachment No. 2- Phase 1 Locations](#)

10. Establishing the Order of Appointment of the Vice-Mayor and Selecting and Designating District 4 Councilmember, Elizabeth Ontiveros-Cole, as Vice-Mayor

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

RESOLUTION NO. 2025-120 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ESTABLISHING THE ORDER OF APPOINTMENT OF VICE-MAYOR AND SELECTING AND DESIGNATING DISTRICT 4 COUNCILMEMBER, ELIZABETH ONTIVEROS-COLE, AS VICE-MAYOR

Attachments: [Staff Report - Designation and Appointment of Vice-Mayor 10.20.25.docx](#)
[Attachment No. 1 \(RESO 2025-120\).docx](#)
[Attachment No. 2 - Resolution No. 2025-35 Establishing Order of](#)

11. Accept Elderly Nutrition Program Grant Funds from Los Angeles County for Senior Meal Services in the Amount of \$462,500 and Amend the FY 2025-26 Operating Budget Senior Nutrition Grant Fund by Increasing Revenue Estimates and Appropriations in the Amount of \$54,300

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-123 - A RESOLUTION OF THE CITY COUNCIL OF

THE CITY OF POMONA, CALIFORNIA, TO ACCEPT ELDERLY NUTRITION GRANT FUNDS FROM LOS ANGELES COUNTY FOR SENIOR MEAL SERVICES IN THE AMOUNT OF \$462,500 AND AMEND THE FY 2025-26 OPERATING BUDGET SENIOR NUTRITION GRANT FUND BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS IN THE AMOUNT OF \$54,300

- 2) Authorize the City Manager, or designee, to execute the agreement and any subsequent amendments, subject to review by the City Attorney, as of July 1, 2025.

Attachments: [Council Report - ENP Subaward FY 25-26 10-20-2025](#)
[Resolution No. 2025-123 - ENP 10-20-25](#)
[Attachment No. 2 - FY 2025-26 Executed ENP Subaward No. ENP252607](#)

12. Approval of Amendment No. 4 to the Agreement for Administrative Services with the California Choice Energy Authority (CalChoice)

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

- 1) Approve Amendment No. 4 to the Agreement for Administrative Services (Amendment) with CalChoice; and
- 2) Authorize the City Manager, or designee, to execute the Amendment and related documents with CalChoice, subject to approval by the City Attorney.

Attachments: [Staff Report - PCE Amendment](#)
[Attachment No. 1 - PCE ASA Amend 4 Final](#)

ADJOURNMENT

The next Regular Meeting will be held on November 3, 2025 in the City Council Chambers, 505 S. Garey Avenue, Pomona, California. Closed Session items will be discussed at 5:30 p.m. The Open Session will commence at 7:00 p.m.

CERTIFICATION OF POSTING AGENDA

I, Rosalia A. Butler, MMC, City Clerk for the City of Pomona, hereby certify that the agenda for the October 20, 2025 meeting of the City Council was posted in City Hall, near the door of the City Council Chambers and the Chuck Bader Conference Room, and on the City's website www.pomonaca.gov on October 14, 2025.

I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Rosalia A. Butler, MMC
City Clerk