
**CHINO CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
REGULAR MEETING – CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

TUESDAY, MAY 2, 2023

OPEN SESSION – 6:00 PM

MINUTES

CALL TO ORDER

The May 2, 2023, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:02 p.m. by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

PRESENT: Mayor Eunice M. Ulloa, Mayor Pro Tem Karen C. Comstock, Council Member Curtis Burton, Council Member Christopher Flores, and Council Member Marc Lucio.

ABSENT: None.

FLAG SALUTE

Council Member Flores led the Pledge of Allegiance.

CEREMONIALS

Proclamations

National Mental Health Awareness Month – May 2003.

Mayor Ulloa read the Proclamation into the record designating the month of May 2023 as National Mental Health Awareness in Chino. Kari Franco, City of Chino Human Services Coordinator, Kyoni Cummings, Education Coordinator, National Alliance on Mental Health Pomona Valley, were present to accept the Proclamation.

Presentations

Recognition of Chino High School Wrestling Team.

Mayor Ulloa presented Certificates of Recognition to the Chino High School Wrestling Team: Jonathan Madera, Caleb Valenzuela, Daniel Villapondo, Mathew Silva, Nathan Cawel, Nathaniel Gonzalez, Jordan Malo, Evan Grey, Ascencio Perez, Julio Soria, Nathan Garcia, Michael Vasale, Nathan Blanco, Daniel Garbay, and Wrestling Coach Alex Angulo. Isaih Mendoza and Aaron Jimenez were recognized but unable to attend.

2022 Planning Commission Awards.

Mayor Ulloa called up Planning Commission Vice Chair Jimmy Alexandris, who was joined by Planning Commissioners Lissa Fraga, Brandon Blanchard, and Joanna Chavez, who presented the 2022 Planning Commission Awards.

The Best New Residential Project was awarded to Monarch at The Preserve, who were not present to accept the award.

The Best New Industrial Project was awarded to Orbis Real Estate Partners for the Kimball Business Park who were not present to accept the award.

The Best New Commercial Project was presented to David Frewing of US Bowling Corporation for the McCalla Center Phase 4, who was present to accept the award.

Business of the Month May 2023.

Mayor Ulloa presented the May 2023 Business of the Month Award to R & L Feed. Alicia Vandermeer-McCullough was present to accept the award.

Mayor's Home Beautification Award May 2023.

Mayor Ulloa presented the Mayor's Home Beautification Award for May 2023 to Frank and Karen Kagawa of Netzley Place in Chino.

AGENDA ADDITIONS/REVISIONS

City Manager Linda Reich reported there were no additions or revisions to the agenda.

INFORMATION

Mayor Ulloa announced the Legislative Update, Tracked Pieces of Legislation, was included in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa issued a reminder about the following scheduled community events:

- Chino Bike Day is on Saturday, May 13, 2023, from 7:30 – 11:00 a.m. at Ayala Park, 5575 Edison Avenue. For information, call the Carolyn Owens Community Center at 909-334-3258.
- Chino Youth Museum Spring Bingo Bash is on Monday, May 12, 2023, at 6:30 p.m. at Brinderson Hall, 5410 Edison Avenue. For information, call 909-334-3258.
- The Community Open House to help plan the City's future for the next General Plan Update will be at the Chino Community Building on Saturday, May 6, 2023, at 5443 B Street, and Saturday, May 13, 2023, at the Preserve Community Center, 15800 Main Street. For information, email Mike Hitz, Principal Planner at mhitz@cityofchino.org or call 909-334-3253.
- Chino City Hall will be closed on Monday, May 29, 2023, in observance of Memorial Day. City Hall will reopen the following day, Tuesday, May 30, 2023 at its regular operating hours of 7:30 a.m. – 5:30 p.m.
- American Legion Post 299 Memorial Day event is on Monday, May 29, 2023, at 10:00 a.m. at the Community Building, 5443 B Street. For information, call 909-334-3258.

PUBLIC COMMENTS

Pastor Dustin Harrison, Calvary Chapel Chino Valley, provided the invocation, and provided an invitation to the upcoming National Day of Prayer.

Melissa Compani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, announced upcoming events.

Julia Cabrera, Community Engagement Representative, Chino Valley Chamber of Commerce, announced upcoming events, and introduced Judith Helper, Executive Director of Corporate Programing.

Vincent Maravilla, Andrew Westra, Harrison Cornell, Adriana Ansur, Gage Messik, Mia Medrano, Allison Sherman, Jacob Ponce, Reina Flores, Bethany Wagner, and Charlotte Gallegar, students from Ontario Christian High School, provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 764948 to 765249, and Electronic Fund Transfers 517112E to 517237E, totaling \$6,238,477.76.
2. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City and forecast of future events and trainings.
3. Award of Contract and Vendor Cap Increase - Community Works Design Group. Award a contract in the amount of \$54,967 to Community Works Design Group, Riverside, CA for the Carolyn Owens Community Center Demonstration Garden project.
4. Award of Contract - Water Environmental Building Lead and Asbestos Abatement Project (MS237). Award a construction contract in the amount of \$66,500 to Resource Environmental, Inc., Cerritos, CA for the Water Environmental Building Lead and Asbestos Abatement Project (MS237).
5. Award of Contract - Special District Administration Services. Award a contract to Webb Municipal Financial Associates, LLC., for special district administration services in the amount of \$126,662.81 and authorize the City Manager to execute all necessary documents on behalf of the City.
6. Federal Asset Forfeiture - Equipment Purchase. Appropriate \$15,369 from the Federal Asset Forfeiture / Department of Justice Fund for the purchase of replacement duty equipment and approve a vendor cap increase for ProForce.
7. Vendor Cap Increases – Automotive Training Instructor, Inc., and Haaker Equipment, Co. Authorize a \$30,000 vendor cap increase for Automotive Training Instructor, Inc., Chino, CA for a revised total of \$80,000 and authorize a \$20,000 vendor cap increase for Haaker Equipment Company, La Verne, CA for a revised total of \$70,000.
8. Vendor Cap Increase - Chino Basin Desalter Authority. Approve a vendor cap increase in the amount of \$42,418.20 to Chino Basin Desalter Authority.
9. Acceptance of Cal Recycle Used Oil Payment Program (OPP12) Grant Funds. Authorize the acceptance of an award of funds for the State Department of Resources, Recycling and Recovery (Cal Recycle) Used Oil Payment Program (OPP12) totaling \$12,124.
10. Acceptance of Cal Recycle Used Oil Payment Program (OPP13) Grant Funds. Authorize the acceptance of an award of funds for the State Department of Resources, Recycling and Recovery (Cal Recycle) Used Oil Payment Program (OPP13) totaling \$14,180.
11. Grant Acceptance of City/County Payment Program (CCPP21) Funds. Authorize the acceptance of the award of funds from the State Department of Resources Recycling and Recovery (CalRecycle) Fiscal Year 2021-22 City/County Payment Program (CCPP-21) in the amount of \$22,080
12. Grant Acceptance of City/County Payment Program (CCPP22) Funds. Authorize the acceptance of the award of funds from the State Department of Resources Recycling and Recovery (CalRecycle) Fiscal Year 2022-23 City/County Payment Program (CCPP-22) in the amount of \$23,192
13. Notice of Completion: NC231 - Localized Asphalt Patch and Pothole Repairs at Schaefer Avenue. Accept the Localized Asphalt Patch and Pothole Repairs for the Schaefer Avenue Project (NC231), Onyx Paving Company, Inc. as complete and authorize the Director of Public Works to file the Notice of Completion.

14. Approve Contract Change Order - Benson Avenue Permanent Lift Station Project (R2071). Appropriate \$162,000 from the unappropriated reserves of the Sewer Fund with a corresponding increase to the Benson Avenue Permanent Lift Station Project (R2071) and approve Change Order No. 7 in the amount of \$84,149.
15. Reimbursement Agreement - Traffic Signal (San Antonio & Eucalyptus Avenues) Lennar Homes of California, Inc. Approve a construction credit/reimbursement agreement with Lennar Homes of California, Inc., a California Corporation for the construction of the traffic signal located at San Antonio and Eucalyptus Avenues.

Motioned by Council Member Flores, seconded by Council Member Lucio, to approve Consent Calendar Items 1-15 as presented. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, AND LUCIO.

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

16. Community Development Block Grant (CDBG) 2023-2024 One-Year Action Plan. Conduct a Public Hearing and approve the 2023-2024 One-Year Action Plan for the Community Development Block Grant (CDBG) Program.

Staff Report by: Traci Smith, Senior Management Analyst.

RECOMMENDATION: 1) Conduct a Public Hearing 2) approve the 2023-2024 One-Year Action Plan for the Community Development Block Grant (CDBG) Program; 3) carryover an estimated amount of \$781,447.00 from prior year funds for the completion of the Public Works Alley Improvements Project, Economic Development Facade Improvements Project and Community Services Monte Vista Park Improvements Project; 4) authorize the City Manager to execute all required United States Department of Housing and Urban Development (HUD) documents and submit the 2023-2024 CDBG One-Year Action Plan to HUD; and 5) authorize staff to complete all federal environmental reviews per 24 Code of Federal Regulations (CFR), Part 58.

Mayor Ulloa opened the public hearing.

Traci Smith, Senior Management Analyst, provided a report on the item.

Hearing no requests to speak, Mayor Ulloa closed the public hearing.

Council Member Flores expressed appreciation for the inclusion of the Chino Neighborhood House and alley improvements project.

Moved by Council Member Flores, seconded by Mayor Pro Tem Comstock, to 1) Conduct a Public Hearing 2) approve the 2023-2024 One-Year Action Plan for the Community Development Block Grant (CDBG) Program; 3) carryover an estimated amount of \$781,447.00 from prior year funds for the completion of the Public Works Alley Improvements Project, Economic Development Facade Improvements Project and Community Services Monte Vista Park Improvements Project; 4) authorize the City Manager to execute all required United States Department of Housing and Urban Development (HUD) documents and submit the 2023-2024 CDBG One-Year Action Plan to HUD; and 5) authorize staff to complete all federal environmental reviews per 24 Code of Federal Regulations (CFR), Part 58. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, AND LUCIO.
NOES: NONE.
ABSENT: NONE.

NEW BUSINESS

17. Final Acceptance of Public Improvement - Tract Map No. 20008 (Lennar Homes of California, Inc.).
Accept the public improvements for Lennar Homes of California, Inc., TM 20008, located north of Bickmore Avenue, east of Meadowhouse Avenue, and west of Rincon Meadows Avenue, as complete and authorize release of the performance bond and initiate the warranty bond.

Staff Report by: Jesus Plasencia, Assistant City Engineer.

RECOMMENDATION: 1) Accept public improvements as complete for TM 20008; 2) authorize release of the performance bond and initiate the warranty bond; and 3) authorize the City Manager to execute the necessary documents on behalf of the City.

Jesus Plasencia, Assistant City Engineer, provided a presented a report on the item.

Moved by Mayor Pro Tem Comstock, seconded by Council Member Lucio, to 1) Accept public improvements as complete for TM 20008; 2) authorize release of the performance bond and initiate the warranty bond; and 3) authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, LUCIO.
NOES: NONE.
ABSENT: NONE.

18. Sale of Stored Groundwater Reserves to The Fontana Water Company, Cucamonga Valley Water District, and Niagara Bottling Company.

Staff Report by: Dave Crosley, Utilities Engineering and Operations Manager.

RECOMMENDATION: 1) Approve a sale of 10,000, 7,500, and 4,000 acre-feet from the City's Excess Carryover stored groundwater reserves to the Fontana Water Company, Cucamonga Valley Water District, and Niagara Bottling Company, respectively; 2) appropriate \$13,742,800 to the Water Enterprise Fund 520; and 3) authorize the City Manager or their designee to prepare and execute the requisite documentation to complete the transactions.

Dave Crosley, Utilities Engineering and Operations Manager, provided a report on the item.

City Attorney Galante noted there were additional handouts related to the item distributed to the City Council and will be included in the meeting record.

Mayor Ulloa announced the City periodically sells excess water that helps fund the treatment plants, critical infrastructure, and ensured the sale of this water will not put the Chino community in any danger or create a water shortage.

Moved by Council Member Lucio, seconded by Council Member Burton, to 1) Approve a sale of 10,000, 7,500, and 4,000 acre-feet from the City's Excess Carryover stored groundwater reserves to the Fontana Water Company, Cucamonga Valley Water District, and Niagara Bottling Company, respectively; 2) appropriate \$13,742,800 to the Water Enterprise Fund 520; and 3) authorize the City Manager or their designee to prepare and execute the requisite documentation to complete the transactions. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, LUCIO.

NOES: NONE.

ABSENT: NONE.

19. Approve Construction Contract Increase: Storm Drain Rehab FY21-22 Mountain Avenue at Chino Avenue (SD223). Approve a construction contract change order to Bondiman Water, Inc., for \$277,160.

Staff Report by: Michele Hindersinn, Principal Engineer.

RECOMMENDATION: Approve a construction contract change order to Bonadiman Water, Inc., in the amount of \$277,160 for a revised contract amount of \$1,402,850, plus contingency of \$119,669 for not-to-exceed contract amount of \$1,522,519; and authorize the City Manager to execute all necessary documents on behalf of the City.

Michele Hindersinn, Principal Engineer, provided a presentation on the item.

A resident spoke to express concern about a street dip on Philadelphia and Norton.

Council Member Lucio inquired about the estimated project completion date. Ms. Hindersinn indicated it is estimated to be completed in 2024.

Council Member Burton inquired about the concerns of a local resident who lives near the project, and Ms. Hindersinn confirmed staff will reach out to the resident.

Moved by Council Member Lucio, seconded by Mayor Pro Tem Comstock, to approve a construction contract change order to Bonadiman Water, Inc., in the amount of \$277,160 for a revised contract amount of \$1,402,850, plus contingency of \$119,669 for not-to-exceed contract amount of \$1,522,519; and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, LUCIO.

NOES: NONE.

ABSENT: NONE.

20. Contract Amendment - All American Asphalt for Slurry Seal Maintenance Work. Approve Contract Amendment for All American Asphalt, Corona, CA in the amount of 1,200,000.

Staff Report by: Michele Hindersinn, Principal Engineer.

RECOMMENDATION: 1) Approve the 3rd Amendment to the agreement with All American Asphalt (Contract No. 2021-005), Corona, CA, in the amount of \$1,200,000.00 for a total contract amount not-to-exceed \$5,676,262; and 2) Authorize the City Manager to execute all necessary documents on behalf of the City.

Michele Hindersinn, Principal Engineer, provided a report on the item.

Mayor Pro Tem Comstock inquired about a separate project concerning capital improvements near the intersection of East End and Schaefer Avenues and City Manager Reich confirmed an update will be provided.

Moved by Council Member Lucio, seconded by Council Member Burton, to 1) Approve the 3rd Amendment to the agreement with All American Asphalt (Contract No. 2021-005), Corona, CA, in the amount of \$1,200,000.00 for a total contract amount not-to-exceed \$5,676,262; and 2) Authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, BURTON, FLORES, LUCIO.

NOES: NONE.

ABSENT: NONE.

Mayor Ulloa noticed an additional student in the audience who was invited up to the podium. Julian Espinosa, Ontario Chrisitan High School, provided an introduction.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including the Omnitrans Plans and Program Committee meeting; League of California Cities Inland Empire Division meeting; Chino Valley Unified School District Board meeting; Kiwanis Corn Feed Run Car Show; reviewed the State of the City with staff; Metropolitan Water District and Inland Empire Utilities Agency tour of Diamond Valley Lake; Chino Neighborhood House ribbon cutting ceremony; Southern California Water Coalition Quarterly Board of Directors meeting; Corporate Challenge opening ceremony; Water Facilities Agency Special meeting; meeting with City staff regarding water rights and storage; Chino Desalter Authority Finance Committee meeting; CONFIRE zoom meeting; Rancho Del Chino Rotary Club Bingo night; Preliminary Budget Review meeting; City Manager meeting; and closed session.

Mayor Pro Tem Comstock

Mayor Pro Tem Comstock reported on the following meetings and events including State of the City filming; Kiwanis Corn Feed Run Car Show; City Manager meeting; Infrastructure/Streets Committee meeting; and closed session.

Council Member Burton

Council Member Burton reported on the following meetings and events including California League of Cities Inland Empire Division meeting; Chino Valley Unified School District Board Member meeting; Kiwanis Corn Feed Run Car Show; City Manager meeting; meeting with City staff regarding water rights and storage; Community Services tour; Economic Development meeting; Chino Neighborhood House ribbon cutting ceremony; Southern California Water Coalition meeting; Corporate Challenge opening ceremony; City Manager meeting; and Rancho Del Chino Rotary Club Bingo Night.

Council Member Flores

Council Member Flores reported on the following meetings and events including Kiwanis Corn Feed Run Car Show; Mosquito and Vector Control District meeting; City Manager meeting; Metropolitan Water District and Inland Empire Utilities Agency tour of Diamond Valley Lake; Chino Neighborhood House ribbon cutting ceremony; Knights of Columbus Annual Golf Tournament; Corporate Challenge opening ceremony; Chino Girls Fastpitch Games; and Rancho Del Chino Rotary Club Bingo Night.

Council Member Lucio

Council Member Lucio reported on the following meetings and events attended including a meeting with Ben Cardenas from Cabrero Capital; Kiwanis Corn Feed Run Car Show; Economic Development Committee meeting; City Manager meeting; Infrastructure/Streets Committee meeting; and extended Mother's Day wishes to all mothers.

City Manager's Report

City Manager Reich announced the State of the City will be held on May 10, 2023 at 5:00 p.m. at the Chaffey College Chino Community Center; shared that on May 11, 2023, the Mayor and Council Member Burton will accept the American Association Award for the Civic Center Masterplan; provided an overview of the Corporate Challenge event; and introduced Assistant City Manager Jackie Melendez who provided an overview of the City's online construction portal.

Joanna Chavez, Planning Commissioner, inquired about how concerns are processed and prioritized using the online construction portal. Ms. Melendez explained all concerns are directed to staff.

City Attorney's Report

City Attorney Fred Galante had no report.

Police Chief's Report

Police Chief Wes Simmons congratulated the Frewing family, owners of the McCullough Center, on receiving the Best New Commercial Project award, noting their contribution in installing the flagpole for the Russ Miller memorial on Schaefer Avenue; provided updates on DUI checkpoints and the addition of new motor officers; and thanked the City for its partnership in supporting the Kiwanis Corn Feed Run Car Show.

Fire Chief's Report

Fire Chief Dave Williams complemented the Kiwanis Corn Feed Run Car Show; thanked the City Council for addressing street dip concerns; and provided an update on upcoming events and activities.

ADJOURN

The meeting adjourned at 7:40 p.m. The next Regular Meeting of the City Council will be held on Tuesday, May 16, 2023, at 6:00 p.m. (Closed Session no sooner than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 7th DAY OF OCTOBER 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)