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

**TUESDAY, JANUARY 20, 2026**

**MINUTES**

**OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The January 20, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:01 pm by Mayor Pro Tem Curtis Burton in the Council Chambers.

**ROLL CALL**

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

**ABSENT:** Mayor Eunice M. Ulloa

**FLAG SALUTE**

Girl Scout Troop 5181 led the Pledge of Allegiance.

**CEREMONIALS**

Business of the Month - Award of Business of the Month for January 2026 to:

- Vertical IT Solutions
- Kenwoods Kitchen & Tap

The Business of the Month for January 2026 was presented to Vertical IT Solutions. The award was accepted by CEO Kody Bakos, and owner Steven Sedory.

The next Business of the Month for January 2026 was presented to Kenwoods Kitchen & Tap. The award was accepted by General Manager Matt Meraz.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for January 2026.

The Mayor's Home Beautification Award was not presented. The recipient was not present.

**AGENDA ADDITIONS/REVISIONS**

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

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**INFORMATION**

External Agency Report for January 20, 2026. Receive and file the External Agency Report for January 20, 2026 (Covering Meetings from November 1 - November 30, 2025).

Mayor Pro Tem Burton announced the External Agency Report was included in the agenda packet.

City Council 2027 Goals Workshop: Meeting Summary. Receive and file the City Council 2027 Goal Setting Workshop: Meeting Summary.

Mayor Pro Tem Burton announced the City Council Goals Workshop Meeting Summary was included in the agenda packet.

**PUBLIC ANNOUNCEMENTS**

Mayor Pro Tem Burton announced the upcoming Lunar New Year Celebration, Euclid Avenue Bridge Project meetings, and the Run for Russ Memorial 5K.

**PUBLIC COMMENTS**

Chaplain Ernesto Garcia, Chino Valley Fire District, gave the invocation.

Zeb Welborn, President, Chino Valley Chamber of Commerce, provided an update on activities and events.

Maureen Moe Mendoza, submitted three written requests, which were saved to the meeting record. She spoke regarding an Animal Resource Center of the Inland Empire (ARC) dog biting incident and ARC operations.

Donna Marchesi, spoke regarding ARC volunteering and donation opportunities, requested ARC activity reports, meeting recordings, and spoke regarding trash and recycling concerns.

**CONSENT CALENDAR**

Maureen Moe Mendoza, spoke regarding Consent Calendar Item 6 to recommend revisions to Ordinance No. 2025-010.

City Manager Reich explained Ordinance No. 2025-010 proposes minor terminology updates and recommended the ordinance to be approved as presented. She confirmed the Animal Resource Center of the Inland Empire (ARC) member agencies will coordinate a comprehensive uniform update to be presented at a future date.

1. Warrants. Approve expenses as audited and within budget for warrants 7773473 to 7773816, and Electronic Fund Transfers 525507E to 525686E, totaling \$9,162,049.03
2. Minutes. Regular Meeting Minutes for December 16, 2025 (Council Member Lucio Absent-Excused).
3. 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.
4. Action Minutes. Adopt Resolution 2026-008, approving the transition to the use of Action Minutes format for all meetings of the Chino City Council / Successor Agency to the Redevelopment Agency / Chino Public Financing Authority and Commissions.

5. Government Relations Update for January 20, 2026. Receive and file the January 20 2026, Government Relations Update.
6. Adoption of Ordinance No. 2025-010 (Second Reading), amending provisions of Chapters 6.04, 6.08, 6.12, 6.16 and 6.20 of the Chino Municipal Code. Approve the adoption of Ordinance No. 2025-010, amending Chapters 6.04, 6.08, 6.12, 6.16 and 6.20 of the Chino Municipal Code Related to the City's Animal Services Provider.
7. Award of Contract - SC/NAC/CB-Install Transfer Switch Project (IB208). Award a construction contact in the amount of \$362,171 to Baker Electric & Renewables LLC, Escondido, CA for the Senior Center, Neighborhood Activity Center, and Community Building SC/NAC/CB-Install Transfer Switch Project (IB208).
8. Adjustments in Compensation for Affected Employees of the City of Chino. Adopt Resolution Nos. 2026-001, 2026-003, and 2026-004, approving Compensation and Benefit Plan for 1) Unrepresented Management; 2) Part-Time Employees; and 3) Amendments to Classification and Compensation Schedules.
9. Memorandum of Understanding Between the City of Chino and the American Federation of State, County and Municipal Employees (AFSCME). Adopt Resolution No. 2026-005, approving the AFSCME Memorandum of Understanding and Resolution No. 2026-002, approving Classification Plans and Compensation Schedules for AFSCME.
10. Notice of Completion for the Traffic Signal Installation - Eucalyptus Avenue at Fern Avenue Project (TR240) with Elecnor Belco Electric, Inc. Accept Contract No. 2024-263 to Elecnor Belco Electric as complete for Project TR240; authorize the Director of Public Works to file the Notice of Completion on behalf of the City; authorize the release of retention funds following the 35-day lien period.
11. Final Acceptance of Public Improvements for Administrative Approval PL19-0101, Pad 6, Located on the south side of Schaefer Avenue Between Fern Avenue and Euclid Avenue, within the Stater Bros. Plaza. Accept Public Improvements as complete for Administrative Approval PL19-0101 Pad 6, located on the south side of Schaefer Avenue between Fern Avenue and Euclid Avenue, within the Stater Bros. Plaza.

**Motion by Council Member Flores, seconded by Council Member Comstock, to approve the Consent Calendar items 1-11 as presented. The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

### **NEW BUSINESS**

12. Business License Tax Study and Recommendation. City Council review of the Business License Tax Study Recommendations.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: Staff recommends that the City Council review the Business License Tax Study and offer direction regarding whether to focus on the Single Gross Receipts Model or the Variable Gross Receipts Model for modernizing the City's business license tax structure. Based on Council's input, staff will explore the feasibility of including the Business License Tax on the November 2026 General Municipal Election ballot.

City Manager Reich provided an introduction. Kim Sao, Director of Finance and Eric Myers,

HdL Companies, provided a presentation.

Stubbie Barr, provided a public comment regarding the business license tax and raised caution regarding raising the tax rate to do business in Chino. He recommended PowerPoint presentations be improved for public viewing.

The City Council held a discussion and agreed with focusing on the variable gross receipts model as recommended by staff.

**Motion by Council Member Lucio, seconded by Council Member Flores, to focus on the Variable Gross Receipts Model for modernizing the City's business license tax structure. Based on Council's input, staff will explore the feasibility of including the Business License Tax on the November 2026 General Municipal Election ballot. The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

13. Declaration of Intention to Establish Community Facilities District 2026-1 (The Meadows), Declaration of Intention to Establish Community Facilities District 2026-1 (The Meadows), and Improvement Area Nos. 1, 2 and 3 therein, and incur Bonded Indebtedness for the Community Facilities District on behalf of each Improvement Area.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: 1) Adopt Resolution No. 2026-006, declaring the City of Chino's intention to establish Community Facilities District No. 2026-1 and Improvement Area Nos. 1, 2 and 3 therein; 2) adopt Resolution No. 2026-007 declaring the City of Chino's Intention to Incur Bonded Indebtedness for the proposed Community Facilities District No. 2026-1 and Improvement Area Nos. 1, 2 and 3 therein; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Kim Sao, Director of Finance, provided an introduction on the item. Bradley Neal, Stradling Yocca Carlson & Rauth LLP, provided a presentation.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to 1) Adopt Resolution No. 2026-006, declaring the City of Chino's intention to establish Community Facilities District No. 2026-1 and Improvement Area Nos. 1, 2 and 3 therein; 2) adopt Resolution No. 2026-007 declaring the City of Chino's Intention to Incur Bonded Indebtedness for the proposed Community Facilities District No. 2026-1 and Improvement Area Nos. 1, 2 and 3 therein; and 3) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

14. Ordinance No. 2026-001 - Chapter 8.12 Fireworks, Approve the Introduction of Ordinance No. 2026-001, Amending Chapter 8.12 of the Chino Municipal Code Pertaining to Fireworks.

Staff Report By: Silvia Avalos, Director of Community Services, Parks & Recreation and Lisa Conlon, Revenue Manager

RECOMMENDATION: Approve the Introduction of Ordinance No. 2026-001, to be read by number and title only, waiving further reading of the Ordinance, amending Chapter 8.12 of the Chino Municipal Code (CMC) pertaining to fireworks.

Silvia Avalos, Director of Community Services, Parks & Recreation, and Lisa Conlon, Revenue Manager, provided a presentation.

Troy Stevens, Gavin R. Stevens Foundation, spoke in opposition of the item.

Stubbie Barr, spoke in support of the Gavin R. Stevens Foundation, and addressed the regulatory fee reference.

The City Council held a discussion regarding the item. An amendment to the motion was proposed to allow the Gavin R. Stevens Foundation to operate its fireworks booth for one additional year. This extension is requested because the foundation would otherwise be disqualified under the proposed ordinance update, which removes the Community Services, Parks and Recreation Commissions ability to allow exemptions to organizations that use the funding to directly support programs not benefiting the City of Chino.

City Attorney Galante read the Ordinance by number and title only, waiving further reading of the ordinance:

ORDINANCE 2026-001 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 8.12 (FIREWORKS) OF THE CHINO MUNICIPAL CODE

**Motion by Council Member Lucio, seconded by Council Member Flores, to Approve the Introduction of Ordinance No. 2026-001, to be read by number and title only, waiving further reading of the Ordinance, amending Chapter 8.12 of the Chino Municipal Code (CMC) pertaining to fireworks, including providing a 1 year extension to the Gavin Stevens Foundation. The motion carried by the following vote:**

**AYES: COMSTOCK, FLORES, AND LUCIO**

**NOES: BURTON**

**ABSENT: ULLOA**

15. Award of Contract -Youth Museum Interior Improvements Project Design (PF261). Award a Professional Services Agreement in the amount of \$146,698 to Hammel, Green and Abrahamson, Inc. (HGA), Santa Monica, CA for design services for the Youth Museum Interior Improvements Project (PF261).

Staff Report By: Jeff Benson, Parks and Facilities Manager

RECOMMENDATION: 1) Award a Professional Services Agreement in the amount of \$146,698 to Hammel, Green and Abrahamson, Inc. (HGA), Santa Monica, CA for design services for the Youth Museum Interior Improvements Project (PF261); 2) authorize expenditures of up to \$14,670 for project contingencies for a not-to-exceed potential contract amount of \$161,368; 3) appropriate \$61,368 to the Building Management Fund; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

Jeff Benson, Parks and Facilities Manager, and Silvia Avalos, Director of Community Services, Parks & Recreation provided a presentation.

**Motion by Council Member Flores, seconded by Council Member Comstock, to 1) Award a Professional Services Agreement in the amount of \$146,698 to Hammel, Green and Abrahamson, Inc. (HGA), Santa Monica, CA for design services for the Youth Museum Interior Improvements Project (PF261); 2) authorize expenditures of up to \$14,670 for project contingencies for a not-to-exceed potential contract amount of \$161,368; 3) appropriate \$61,368 to the Building Management Fund; and 4) authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

16. Professional Services Agreements - Raftelis Financial Consultants, Inc. Award Professional Services Agreements with Raftelis Financial Consultants, Inc. for Domestic Water, Recycled Water, Sewer, and Storm Drain Utility Rate Studies.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator

**RECOMMENDATION:** 1) Approve a Professional Services Agreement with Raftelis Financial Consultants, Inc., a North Carolina corporation, for a Domestic Water, Recycled Water, and Sewer Rate Study in an amount not to exceed \$95,755; 2) appropriate \$52,347.50 to the Sewer Fund (Fund 530); 3) approve a Professional Services Agreement with Raftelis Financial Consultants, Inc., a North Carolina corporation, for a Storm Drain Utility Rate Study in an amount not to exceed \$153,421; 4) appropriate \$153,421 to the Storm Drain Fund (Fund 540); and 5) authorize the City Manager to execute all necessary documents on behalf of the City.

Sylvia Ramos, Contracts and DIF Administrator, and Hye Jin Lee, Director of Public Works, provided a presentation.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to 1) Approve a Professional Services Agreement with Raftelis Financial Consultants, Inc., a North Carolina corporation, for a Domestic Water, Recycled Water, and Sewer Rate Study in an amount not to exceed \$95,755; 2) appropriate \$52,347.50 to the Sewer Fund (Fund 530); 3) approve a Professional Services Agreement with Raftelis Financial Consultants, Inc., a North Carolina corporation, for a Storm Drain Utility Rate Study in an amount not to exceed \$153,421; 4) appropriate \$153,421 to the Storm Drain Fund (Fund 540); and 5) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

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**MAYOR AND COUNCIL REPORTS**

Mayor Ulloa

Mayor Ulloa had an excused absence.

Mayor Pro Tem Burton

17. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to the Chino Police Officers Foundation.

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contribution of \$500 Chino Police Officers Foundation (\$250 Run for Russ/\$250 Baker to Vegas).

**Motion by Council Member Flores, seconded by Council Member Comstock, to Approve community support fund contribution of \$500 Chino Police Officers Foundation (\$250 Run for Russ/\$250 Baker to Vegas). The motion carried by the following vote:**

**AYES: BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: ULLOA**

Mayor Pro Tem Burton had no report, noting he will provide a written report to the City Clerk.

Council Member Comstock

No report.

Council Member Flores

No report.

Council Member Lucio

No report.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Director's Report

There was no Director's report.

Police Chief's Report

Police Chief Mensen thanked Mayor Pro Tem Burton for his donation to the Chino Police

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Officer's Foundation.

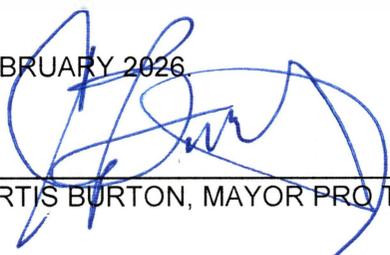
Fire Chief's Report

Fire Chief Dave Williams reported the appellate court reversed the ruling on the injunction for ambulances.

**ADJOURN**

The meeting adjourned at 8:25 p.m. The next Regular Meeting of the City Council will be held on Tuesday, February 3, 2026 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 3RD DAY OF FEBRUARY 2026

  
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CURTIS BURTON, MAYOR PRO TEM

ATTEST:

  
\_\_\_\_\_  
NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)