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

TUESDAY, JUNE 16, 2026

MINUTES

**CLOSED SESSION – 5:00 PM
OPEN SESSION – 6:00 PM**

CALL TO ORDER

The June 16, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:02 p.m. by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

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

ABSENT: NONE.

CLOSED SESSION PUBLIC COMMENTS

There were no requests to speak.

CLOSED SESSION

City Attorney Fred Galante read into the record the items listed on the Closed Session agenda.

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of case: Kavoos Nassiri Ghotbabadi v. City of Chino, Alexander Guardado, et al.
(S.B. Superior Court Case No. CIVSB2310426)

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code Section 54956.8
Property: 16358 Main Street, Building 7, Suits 130 & 140, Chino, CA 91708
Agency Negotiator: Linda Reich, City Manager
Negotiating Parties: Homecoming V at The Preserve, LLC
Under Negotiation: Price and terms of potential lease

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 Number of Potential Cases: One

The City Council recessed to Closed Session at 5:03 p.m. and concluded at 5:53 p.m. The City Council reconvened the meeting at 6:05 p.m.

FLAG SALUTE

Chino Troop 202 led the Pledge of Allegiance.

CEREMONIALS

Pop Warner Little Scholars - Recognition of Pop Warner Little Scholars National All-American Honors Students from Chino Pop Warner.

Mayor Ulloa called up Mark Batrez who announced certificates of recognition for the Little Scholars National All-American Honors Students: Jace Andrew, Roman Batrez, Jaxson Aguilar, Sebastain Albarran, Xavier Castaneda, Marco Avalos Jr., Jacob Lopez Jr., Andres Contreras, and Elijah Montes.

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

- The Avocado House
- The Salvation Army Thrift Store & Donation Center

Mayor Ulloa presented the June 2026 Business of the Month Award to The Avocado House. Owner Kari Kim was present to accept the award.

Mayor Ulloa presented the next June 2026 Business of the Month Award to The Salvation Army Thrift Store & Donation Center. Miguel Gonzalez was present to accept the award.

Retirement Recognition - Recognition of Finance Department employee Hilda Miller for 28 years of dedicated service to the City of Chino.

Mayor Ulloa presented the City tile to Hilda Miller, in recognition of her retirement from the City.

Chino of Chino Annual Employee Award Recognitions - Employee of the Year: Arianna Fajardo; Administration: Vivian Castro; CSPR: Ernie Quintana; Development Services: Stevie Meneses; Finance: Jamie Klump; Human Resources: Genevieve Hughes; Public Works: Tabitha Hernandez and Andy Llamas.

Mayor Ulloa called up department directors who presented the City of Chino Department Employee of the Year Awards to Vivian Castro (Administration), Ernie Quintana (CSPR), Stevie Meneses (Development Services), Jamie Klump (Finance), Genevieve Hughes (Human Resources), Tabitha Aguilera and Andy Llamas (Public Works). City Manager Reich announced the Employee of the Year Awardee Arianna Fajardo.

PRESENTATIONS

Welcome to Chino - Presentation on the Welcome to Chino New Business Program.

Rhonesia Perry, Economic Development Manager, and Jackie Melendez, Assistant City Manager, provided an update on Economic Development and the Welcome to Chino New Business Program.

Chino Valley Chamber of Commerce Update - Updates provided by the Chino Valley Chamber of Commerce.

Zeb Welborn, President, Chino Valley Chamber of Commerce, provide a Chamber update.

REPORT OUT OF CLOSED SESSION

City Attorney Fred Galante reported out of closed session as follows:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9

Name of case: Kavoos Nassiri Ghotbabadi v. City of Chino, Alexander Guardado, et al.
(S.B. Superior Court Case No. CIVSB2310426)

The City Council received an briefing, provided direction, and no further reportable action was taken.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code Section 54956.8

Property: 16358 Main Street, Building 7, Suits 130 & 140, Chino, CA 91708

Agency Negotiator: Linda Reich, City Manager

Negotiating Parties: Homecoming V at The Preserve, LLC

Under Negotiation: Price and terms of potential lease

The City Council discussed price and terms of a potential lease, provided direction, and no further reportable action was taken.

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 Number of Potential Cases: One

The City Council received a briefing and no further reportable action was taken.

AGENDA ADDITIONS/REVISIONS

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

INFORMATION

External Agency Report for June 16, 2026. Receive and file the External Agency Report for June 16, 2026 (Covering Meetings from April 1-30, 2026).

Mayor Ulloa announced the External Agency Report was included in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa issued a reminder about the Fireworks Spectacular on Friday, June 26 and Saturday, June 27 and the upcoming closure of City Hall and most City facilities on Friday, July 3, in observance of the Fourth of July holiday.

Mayor Ulloa announced that the meeting would be adjourned in memory of Ralph Berger, a longtime Chino Fire Captain and community member; Mary Wolfinbarger, a community member and part of the Wolfinbarger family business; and Joe Alex Cavalier, a dedicated past member of the City's Public Works Department. The City Council extended its heartfelt condolences to the families of Mr. Berger, Mrs. Wolfinbarger, and Mr. Cavalier. The meeting will be adjourned in their memory.

PUBLIC COMMENTS

Pastor Lon Wagner, Crosspoint Church, provided the invocation.

Jay Connor [remote speaker], requested a presentation regarding Chino Channel 3.

Chino Troop 202 scouts provided introductions.

CONSENT CALENDAR

Stubbie Barr, provided a comment and a handout to the City Council regarding Consent Item No. 5, regarding public facility accessibility requirements.

The Mayor requested follow up related to Ayala Park accessibility requirements. City Manager Reich suggested it be sent to the Infrastructure/Streets Committee for review.

1. Warrants. Approve expenses as audited and within budget for warrants 7775679 to 7775774, and Electronic Fund Transfers 526654E to 526705E, totaling \$1,727,810.11.
2. Minutes. Approve Minutes for the Regular Meeting on June 2, 2026 (All Members Present).
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. Government Relations Update for June 16, 2026. Receive and file the Government Relations Update for June 16, 2026.
5. Notice of Completion - APOC Batting Cages Equipment Replacement Project (IB249). Accept the APOC Batting Cages Equipment Replacement Project (IB249) by DLJ Development, El Monte, CA as complete.
6. Contract Amendment with E-Plan Inc. for Electronic Plan Review Software. Approve Contract Amendment #4 with E-Plan Inc., for Electronic Plan Review Software Licenses through June 30, 2027, in the amount of \$161,000, for a revised not-to-exceed contract total of \$482,000.
7. Contract Amendment with IK Consulting, LLC for Accela Training and Consulting Services. Approve Contract 2025-120 Amendment #4 with IK Consulting to extend the term for services through June 30, 2027 and increase the contract amount by \$100,000 for a not-to-exceed amount of \$250,000.
8. Approval of Multi-Year Contract Authority for Ongoing Operational Services. Authorize the FY 2026-27 contract amendments or renewals and authorize the City Manager to execute all necessary documents on behalf of the City.
9. Federal Asset Forfeiture - Agreement with Axon Enterprise. Approve an agreement with Axon Enterprise Inc. for the purchase of the Axon Basic with Full AI 5-year agreement in the amount of \$4,464,008.92, amortized over 5 years; and appropriate \$799,495.18 for the first-year cost.
10. Adoption of Ordinance 2026-004. Approve the adoption of Ordinance 2026-004 (Second Reading), amending Chapter 10.56 of the Chino Municipal Code, pertaining to bicycles, electric bicycles, motorized scooters, and regulated mobility devices.

ORDINANCE 2026-004: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 10.56 OF THE CHINO MUNICIPAL CODE TO ADDRESS BICYCLES, ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND REGULATED MOBILITY DEVICES; ESTABLISH REGULATIONS FOR THE SAME; UPDATE ENFORCEMENT, PENALTY, AND IMPOUND PROVISIONS; AND REMOVE OUTDATED

BICYCLE LICENSING REQUIREMENTS

11. Award Professional Services Agreements with Cannon Corporation, WestLAND Group, Inc., and Bureau Veritas North America, Inc. for General Plan Check Services and Other Related Engineering Services. Award Professional Services Agreements with Cannon Corporation, WestLAND Group, Inc., and Bureau Veritas North America, Inc. for General Plan Check Services and Other Related Engineering Services.
12. Award Professional Services Agreement to Eurofins Drinking Water and Wastewater West, LLC for Drinking Water Analysis and Related Consulting Services. Award a Professional Services Agreement for \$450,000 to Eurofins Drinking Water and Wastewater West, LLC, Pomona, CA for a five-year term for Drinking Water Analysis and Related Consulting Services.
13. Final Acceptance of Public Improvements for Tract No. 20167, generally located south of Market Street, west of Hellman Avenue, north of Legacy Park Street, and east of Discovery Park Avenue (Block 4). Accept public improvements as complete for Tract Map No. 20167; authorize release of the performance bond and initiate the warranty bond; and authorize the City Manager to execute the necessary documents on behalf of the City.
14. Approve the Consolidation, Amendment, and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Storm Drain Development Impact Fees (DIF). Approve First Amendment to Construction Credit & Reimbursement Agreement No. 2024-235 and accept the Consolidation and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Storm Drain Development Impact Fees (DIF).

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1-14 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

15. Fiscal Year 2026-2027 Budget Adoption. Approve the Fiscal Year (FY) 2026-27 Proposed Budget and Appropriations Limit for FY 2026-27 and authorize the City Manager to execute all necessary documents on behalf of the City.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: 1) Adopt Resolution No. 2026-039, approving the Fiscal Year (FY) 2026-27 Proposed Budget and 5-Year Capital Improvement Program; 2) adopt Resolution No. 2026-040, approving the Appropriations Limit for Fiscal Year 2026-27; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Kim Sao, Director of Finance, provided a presentation.

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to 1) Adopt Resolution No. 2026-039, approving the Fiscal Year (FY) 2026-27 Proposed Budget and 5-Year Capital Improvement Program; 2) adopt Resolution No. 2026-040, approving the Appropriations Limit for Fiscal Year 2026-27; and 3) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

16. Award of Contract to HdL for Business License Software and Compliance Services. Award a professional services agreement with Hinderliter de Llamas and Associates (HdL) for the Prime Business License Software System and Business License Discovery/Compliance Services.

Staff Report By: Lisa Conlon, Revenue Manager

RECOMMENDATION: Award a five-year professional services agreement with Hinderliter de Llamas and Associates for the Prime Business License Software System and Business License Discovery/Compliance Services for an estimated total amount of \$201,500, and authorize the City Manager to execute all necessary documents on behalf of the City.

Lisa Conlon, Revenue Manager, provided a presentation on the item.

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to Award a five-year professional services agreement with Hinderliter de Llamas and Associates for the Prime Business License Software System and Business License Discovery/Compliance Services for an estimated total amount of \$201,500, and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

17. Approve Amendment No. 4 with Biggs Cardosa Associates, Inc. and enter into a Memorandum of Understanding with Santa Ana Watershed Project Authority for Euclid Avenue Bridge Project (ST243). Approve the Transfer of \$508,068; Approve Amendment No. 4 for \$891,409 with Biggs Cardosa associates, Inc. for additional engineering services for Project ST243; and approve an MOU with SAWPA for design of Brine Line relocation.

Staff Report By: Michele Hindersinn, Senior Engineer

RECOMMENDATION: 1) Approve a General Fund project balance transfer of \$180,450 from completed project Yorba Ave Street Improvements (ST233) and \$327,618 from completed project Local Street Rehabilitation FY 2024 (ST241) for a total transfer amount of \$508,068, for a revised project budget of \$6,286,041 for Euclid Avenue Bridge Project (ST243); 2) approve contract amendment No. 4 with Biggs Cardosa Associates, Inc., Contract No. 2024-163 in the amount of \$891,409 for a revised contract amount of \$5,224,168.58 for additional design engineering and environmental services related to Project ST243; 3) approve a Memorandum of Understanding between the City of Chino and Santa Ana Watershed Project Authority to establish the terms, conditions, and cost share for design of the Brine Line Reach IV-D; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.

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

Council Member Comstock noted the correct street name referenced in the report is McCombs Way, not M. Combs Way.

Chino resident, provided a public comment regarding the item.

Motion by Council Member Comstock, seconded by Council Member Lucio, to 1) Approve a General Fund project balance transfer of \$180,450 from completed project Yorba Ave Street Improvements (ST233) and \$327,618 from completed project Local Street Rehabilitation FY 2024 (ST241) for a total transfer amount of \$508,068, for a revised project budget of \$6,286,041 for Euclid Avenue Bridge Project (ST243); 2) approve contract amendment No. 4 with Biggs Cardosa Associates, Inc., Contract No. 2024-163 in the amount of \$891,409 for a revised contract amount of \$5,224,168.58 for additional design engineering and environmental services related to Project ST243; 3) approve a Memorandum of Understanding between the City of Chino and Santa Ana Watershed Project Authority to establish the terms, conditions, and cost share for design of the Brine Line Reach IV-D; and 4) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

18. Award of Contract for Security Guard Services. Approval of an Agreement for Security Guard Services for City Hall, the Senior Center, and the Carolyn Owens Community Center with American Global Security (AGS).

Staff Report By: Rogelio Huerta, Assistant to the City Manager

RECOMMENDATION: Approve a five-year professional services agreement with American Global Security (AGS) for security guard services at City Hall, the Senior Center, and the Carolyn Owens Community Center for an estimated amount of \$1,114,412; and authorize the City Manager to execute all necessary documents on behalf of the City.

Rogelio Huerta, Assistant to the City Manager, provided a report on the item.

Motion by Council Member Comstock, seconded by Council Member Lucio, to Approve a five-year professional services agreement with American Global Security (AGS) for security guard services at City Hall, the Senior Center, and the Carolyn Owens Community Center for an estimated amount of \$1,114,412; and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including Omnitrans and San Bernardino County Transportation Authority (SBCTA) Board of Directors meetings; Senior Center Birthday celebrations; memorial service for Laurie Viramontes; City Council Budget Workshop; Investment Advisory Committee; zoning update meeting with City Staff; Omnitrans Admin and Finance Committee; SBCTA Transit and Metro Valley Committee; funeral of Ralph Berger; Chino Rodeo event; City Manager meeting; and Closed Session.

Mayor Ulloa provided a reminder of the FFA 4H Auction taking place on July 10, 2026 at the Chino Fairgrounds.

Mayor Pro Tem Burton

19. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to UCHOOZ Positive Youth and Chino Neighborhood House.

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contributions to UCHOOZ Positive Youth (\$225) and Chino Neighborhood House (\$225).

Motion by Council Member Flores, seconded by Council Member Comstock, to Approve community support fund contributions to UCHOOZ Positive Youth (\$225) and Chino Neighborhood House (\$225). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Pro Tem Burton reported on the following meetings and events including a meeting with Southern California Edison representative; Ribbon Cutting for AQ Tacos; Employee Recognition Luncheon; IEUA Policy Committee meeting; Chino Hills State of the City; Chino in Action event; Troop 201 100 Year Anniversary; Celebration of Life for Joe Cavalier; City Manager meeting; City Council Study Session; Watermaster Appropriations Committee meeting; meeting with Chino Valley Fire District President Kreeger; Zoning Code update meeting with City Staff; City Manager meeting; Cultural Arts Foundation meeting; Water meeting with staff; Meeting with developers; and Closed Session.

Council Member Comstock

20. Community Support Fund - Council Member Comstock. Approve community support fund contributions for multiple non-profits and community groups for the Fiscal Year 2025-26.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve community support fund contributions of \$350 to Chino American Little League, \$125 to Chino Girls Fastpitch, \$500 Chino National Little League, \$125 to Chino Police Explorers Post #211, \$350 to Chino Police Officers Foundation, \$125 to Chino Pop Warner Youth Football, \$125 to Chino Scout Troop 201, \$350 to Chino Valley Fire Foundation, \$125 to HOPE Family Resource Center, \$125 to Isaiah's Rock, \$250 to Rancho Del Chino Rotary Club, and \$125 to UCHOOZ Positive Youth.

Motion by Council Member Lucio, seconded by Council Member Flores, to Approve community support fund contributions of \$350 to Chino American Little League, \$125 to Chino Girls Fastpitch, \$500 Chino National Little League, \$125 to Chino Police Explorers Post #211, \$350 to Chino Police Officers Foundation, \$125 to Chino Pop Warner Youth Football, \$125 to Chino Scout Troop 201, \$350 to Chino Valley Fire Foundation, \$125 to HOPE Family Resource Center, \$125 to Isaiah's Rock, \$250 to Rancho Del Chino Rotary Club, and \$125 to UCHOOZ Positive Youth. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Comstock reported on the following meetings and events including the Employee Recognition Luncheon; Chino in Action event; Troop 201 100 Year Anniversary; Celebration of Life for Joe Cavalier; City Council Study Session; Lewis Land Management meeting; and Closed Session.

Council Member Flores

21. Community Support Fund - Council Member Flores. Approve community support fund contributions to Rancho Del Chino Rotary and Chino Valley Soroptimist Club.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve a community support fund contribution of \$325 to Rancho Del Chino Rotary and \$325 to the Chino Valley Soroptimist Club.

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to Approve a community support fund contribution of \$325 to Rancho Del Chino Rotary and \$325 to the Chino Valley Soroptimist Club. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Flores reported on the following meetings and events including the City Council Budget Workshop; Grand Opening of Angry Chickz; City Council Study Session; Investment Advisory Committee; Zoning Update meeting with City Staff.

Council Member Lucio

22. Community Support Fund - Council Member Lucio. Approve community support fund contribution to Chino Kiwanis Club, Chino Youth Museum, Rancho Del Chino Rotary Club, and UCHOOZ Positive Youth.

Staff Report By: Council Member Lucio

RECOMMENDATION: Approve community support fund contribution to Chino Kiwanis Club (Concerts \$250 and Corn Feed Run \$250), Chino Valley Rotary Club Bingo Event (\$250), Chino Youth Museum (\$250), and UCHOOZ Positive Youth (\$500).

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to Approve community support fund contribution to Chino Kiwanis Club (Concerts \$250 and Corn Feed Run \$250), Chino Valley Rotary Club Bingo Event (\$250), Chino Youth Museum (\$250), and UCHOOZ Positive Youth (\$500). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Lucio reported on the following meetings and events including the Chino in Action event; California Institution for Men and California Institution for Woman Advisory Committee meeting and asked Chief Mensen about facilitating training with the Police Department bloodhound and helicopter in preparation of a potential escape; City Manager meetings; City Council Study Session; Zoning Code update with City Staff; meeting with a developer; Chaffey College Oversight Committee meeting; meeting with Lewis regarding the

Homecoming; and Closed Session.

Council Member Lucio announced the upcoming Chino Demolition Derby on July 18, 2026.

City Manager - No report.

City Attorney - No report.

Director's Report

Hye Jin Lee, Director of Public Works, provided an update on a MS4 permit renewal requirements and deadline extension and provided information on the Waste Management monitoring of organics contamination starting on July 1.

Police Chief's Report

Police Chief Mensen provided an update on the upcoming 4th of July enforcement for illegal fireworks.

Fire Chief's Report

Fire Chief Williams provided an update on 4th of July support and shared Firefighter Phil Vasquez is participating in a boxing fundraiser at the Rose Bowl on October 9.

ADJOURN

Mayor Ulloa adjourned the meeting at 8:25 p.m. in memory of Ralph Berger, Mary Wolfinbarger, and Joe Alex Cavalier.

The next Regular Meeting of the City Council will be held on Tuesday, July 7, 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 7th DAY OF JULY 2026.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)