



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic public comments to CityClerk@cityofchino.org no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

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

TUESDAY, JUNE 17, 2025

REGULAR MEETING

AGENDA

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

ROLL CALL

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

CLOSED SESSION PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8
Property: APN: 1020-282-12; NWC of Chino Ave. & 6th St. 13272 6th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Tannehill Langdon TR; Under Negotiation: Price and Terms of Potential Acquisition

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8
Property: APN: 1014-052-04; 5349 Phillips Blvd., Chino, CA 91710 ; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Christopher Thi; Under Negotiation: Price and Terms of Potential Acquisition

3. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6
Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee
Organizations: Chino City Hall Confidential Employee Association; Chino Police Management
Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees
Association (CPPEA); Teamsters Local 1932 Professional, Technical and Clerical Unit; American
Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183);
Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors;
and Part-time Employees

FLAG SALUTE

CEREMONIALS

City of Chino's Community Emergency Response Team (CERT) Program Recognition of the
Chino CERT Program for their assistance during the Eaton Fire presented by the Southern
Chapter of the California Emergency Services Association (CESA).

Chino Valley Medical Center CEO - Recognition of Chino Valley Medical Center CEO Gail
Aviado recognized by Modern Healthcare as a 2025 Leading Women.

Chino Valley Fire District - Introduction of New Hire Firefighter/Paramedics.

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

INFORMATION

External Agency Report for June 17, 2025. Receive and file the External Agency Report for
June 17, 2025 (Covering Meetings from April 1 - April 30, 2025).

PUBLIC ANNOUNCEMENTS

*This is the time and place for the Mayor to inform the public of all upcoming events and past
occurrences of communitywide interest and concern.*

PUBLIC COMMENTS

*This is the time and place for the general public to address the City Council about subjects that do
not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will
not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section
2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as
provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the
same agenda item or the same subject matter, the Mayor shall establish a maximum period of time
not to exceed thirty (30) minutes.*

CONSENT CALENDAR

*At this time, members of the public may present testimony as to why an item should be removed
from the Consent Calendar for separate discussion. Unless a member of the public or City Council
requests that an item be removed from the Consent Calendar, all items will be acted upon as a
whole and by one vote. Items placed on the Consent Calendar represent routine expenditures
and/or actions that support ongoing City operations.*

1. Warrants. Approve expenses as audited and within budget for warrants 775889 to 776009 ,
and Electronic Fund Transfers 524462E to 524511E, totaling \$2,845,198.46

2. Minutes. (a) Regular Meeting Minutes for June 3, 2025 (Council Member Comstock Absent-Excused); (b) Special Meeting Minutes for June 11, 2025 (Mayor Ulloa 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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated June 17, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. Amendment No. 2 to the Animal Shelter and Control Services Agreement No. 2022-037 Between the City of Chino and Inland Valley Humane Society & S.P.C.A. (IVHS). Approve Amendment No. 2 with IVHS to allow early transfer of certain response services and transitions to the Animal Resource Center of the Inland Empire (ARC), including clarified indemnification terms.
6. Notice of Completion - Ayala Park Improvements Phase 1B-Softball Fields 1-4 Project (PK231). Accept the Ayala Park Improvements Phase 1B-Softball Fields 1-4 Project complete by Act 1 Construction, Inc., Norco, CA; authorize the City Manager to file the Notice of Completion; and release the retention funds following the 35-day lien period.
7. Landscape and Streetlight Maintenance District Assessment for Fiscal Year 2025-26. Adopt Resolution No. 2025-031 directing the filing of an annual report; adopt Resolution No. 2025-032 approving the Engineer's Report; and adopt Resolution No. 2025-033 declaring its intention to order improvements for Assessment Districts.
8. Award a Construction Contract to Gentry Brothers, Inc. for the Citywide Slurry & Pavement Improvements FY2025 Project (NC251). Approve the plans and specifications for construction and award a construction contract to Gentry Brothers, Inc., Project NC251 for \$1,663,600; and authorize up to \$166,360 (10% of the contract amount) for construction contingencies.

PUBLIC HEARINGS

Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.

9. Introduction of Ordinance 2025-003 - Zoning Ordinance Amendment (PL25-0031). A proposed amendment to Title 20 (Zoning) of the Chino Municipal Code consisting of modifications and additions to Chapter 20.06 (Commercial Land Uses), Chapter 20.07 (Industrial Land Uses), Chapter 20.23 (Administration), and Chapter 20.24 (Glossary).

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: 1) Conduct a Public Hearing; 2) approve the introduction of Ordinance No. 2025-003, a proposed amendment to Title 20 (Zoning) of the Chino Municipal Code, consisting of modifications and additions to Chapter 20.06 (Commercial Land Uses), Chapter 20.07 (Industrial Land Uses), Chapter 20.23 (Administration), and Chapter 20.24 (Glossary), to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE NO. 2025-003 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL25-0031 (ZONE ORDINANCE AMENDMENT)

10. Community Development Block Grant (CDBG) 2025-30 Consolidated Plan and 2025-26 One-Year Action Plan. Conduct a Public Hearing and approve the 2025-30 Five-Year Consolidated Plan, which includes the 2025-26 One-Year Action Plan governing the use of Community Development Block Grant (CDBG) Funds.

Staff Report By: Traci Rossetti-Smith, Senior Management Analyst

RECOMMENDATION: 1) Conduct a public hearing to receive comment; 2) approve the 2025-30 Five-Year Consolidated Plan, which includes the 2025-26 One-Year Action Plan governing the use of Community Development Block Grant (CDBG) funds; 3) Carryover an estimated amount of \$80,080.01 in unexpended funds from Program Year 2023-24; 4) authorize the City Manager to execute all required United States Department of Housing and Urban Development (HUD) documents and submit the 2025-30 Five-Year Consolidated Plan inclusive of the 2025-26 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.

11. Adoption of Resolution 2025-030 - Annual Adjustment of Development Impact Fees, Park Development Fees & Administrative Fee for Fiscal Year 2025-26. Adopt Resolution 2025-030 authorizing the annual adjustment of Development Impact Fees, Park Development Fees & Administrative Fee for Fiscal Year 2025-26.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator

RECOMMENDATION: 1) Conduct a duly noticed public hearing in accordance with Government Code Section 66016; 2) find that the City's Development Impact Fee (DIF) program continues to represent the most expedient and equitable mechanism for financing the construction and improvement of public facilities necessitated by development; 3) adopt Resolution No. 2025-030 authorizing: (a) the annual adjustment of DIF based on the applicable Engineering News-Record (ENR) Construction Cost Index escalator, consistent with the City's adopted passthrough methodology; (b) the reduction of the Capital Administration Fee from 12% to 3% to reflect actual costs incurred by the City for administering the DIF program; and (c) the update of Residential Park Development Fees pursuant to the provisions of Title 18 of the Chino Municipal Code; and 4) authorize staff to implement the adjusted fees effective 60 days after adoption of Resolution No. 2025-30, in accordance with Government Code Section 66017.

12. Comprehensive User Fee Study. Conduct a Public Hearing and adopt Resolution No. 2025-029, updating user fees for City-provides services.

Staff Report By: Kim Sao, Director of Finance and Tony Thrasher, Willdan

RECOMMENDATION: Conduct a public hearing to consider the proposed Resolution No. 2025-029 to adopt new and changed City fees for service per the Comprehensive User Fee Study Report.

NEW BUSINESS

13. Fiscal Year 2025-2026 Budget Adoption. Approve the Fiscal Year (FY) 2025-26 Proposed Budget and Appropriations Limit for Fiscal Year 2025-26 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. 2025-034, approving the Fiscal Year (FY) 2025-26 Proposed Budget; 2) adopt Resolution No. 2025-035, approving the Appropriations Limit for Fiscal Year 2025-26; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

14. Award of Contract - Citywide Janitorial Services. Award a professional services contract with CCS Facility Services-Orange County Inc., Costa Mesa, CA for Citywide Janitorial Services in the amount of \$580,753.06, with four additional one-year options to renew.

Staff Report By: Jeff Benson, Parks & Facilities Manager

RECOMMENDATION: Award a professional services contract with CCS Facility Services-Orange County Inc., Costa Mesa, CA for Citywide Janitorial Services, in the amount of \$580,753.06 with four additional one-year options to renew and authorize the City Manager to execute all necessary documents on behalf of the City.

15. Amendment No. 5 to Professional Services Agreement with Kaplan Kirsch, LLC for Legal Services. Approve Amendment No. 5 to the Professional Services Agreement for legal services with Kaplan Kirsch, LLC, in the amount of \$220,000.

Staff Report By: Natalie Avila, Associate Engineer

RECOMMENDATION: Approve Amendment No. 5 to the professional services agreement for legal services with Kaplan Kirsch, LLC, (Contract 2022-285), in the amount of \$220,000, for a total contract amount not to exceed \$310,000; and authorize the City Manager to execute all necessary documents on behalf of the City.

16. Professional Services Agreement for Community Facilities District Program Management and Related Services. Award a Professional Services Agreement to David Taussig and Associates, Inc. for \$265,000 for the Community Facilities District Program Management and related services.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator

RECOMMENDATION: Award a Professional Services Agreement to David Taussig and Associates, Inc. for \$265,000 for the Community Facilities District Program Management and related services; and authorize the City Manager to execute the necessary documents on behalf of the City.

MAYOR AND COUNCIL REPORTS

This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.

Mayor Ulloa

17. Community Support Fund - Mayor Ulloa. Approve community support fund contributions for multiple non-profits and community groups for the Fiscal Year 2024-25.

Staff Report By: Mayor Eunice M. Ulloa

RECOMMENDATION: Approve community support fund contributions of \$225 to Boy Scout Troop 201, \$225 to Boy Scout Troop 205, \$225 to Trail Life Troop 2678, \$225 to Chino American Little League, \$500 to Chino Youth Boxing Foundation, \$200 to Chino Girls Fastpitch, \$200 to Chino High School Sports Booster, \$200 to Chino Youth Museum, \$1,000 Rebel Ranch, \$200 to Don Lugo High School Sports Booster, \$200 to Food for Life Ministry, \$200 to HOPE Family Resource Center, \$250 to Kiwanis Club of Chino (Corn Feed Run), \$250 to Isaish's Rock, \$200 to Soroptimist International of the Chino Valley, and \$200 to UChooz Positive Youth.

Mayor Pro Tem Burton

Council Member Comstock

Council Member Flores

Council Member Lucio

City Manager's Report

City Attorney's Report

Police Chief's Report

Director's Report

Fire Chief's Report

ADJOURN

The next Regular Meeting of the City Council will be held on Tuesday, July 1, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, June 13, 2025 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.