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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, JUNE 17, 2025**

**MINUTES**

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

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**CALL TO ORDER**

The June 17, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:03 pm 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 item listed on the Closed Session agenda.

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

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The City Council recessed to Closed Session at 5:05 p.m. and concluded at 6:00 p.m. The City Council reconvened the meeting at 6:07 p.m.

### **FLAG SALUTE**

Council Member Flores led the Pledge of Allegiance.

### **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).

Mayor Ulloa called up Diana Manzano-Garcia, Area D Director of the Southern Chapter of the California Emergency Services Association (CESA), and Bryan Ariizumi, California Emergency Services Association, who presented a special recognition to CERT volunteers Anna Cervantes, Jami Decker, Bob Gahagan, Oscar Limon, Lily Valdivia, and Denise School for their response during the Eaton Fire.

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

Mayor Ulloa presented a Certificate of Recognition to Gail Aviado, CEO, Chino Valley Medical Center, for being recognized by Modern Healthcare as a 2025 Leading Woman. Ms. Aviado, who was accompanied by her family and coworkers, accepted the award.

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

Mayor Ulloa called up Battalion Chief Dean Smith who provided an introduction of the new Chino Valley Fire Department Firefighters/Paramedics: Julian Alvarado, Gabriel Avila, Robert Figueroa, James Mathias, Matthew Shields, Oscar Topp, and Adam Webb.

### **REPORT OUT OF CLOSED SESSION**

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

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

The City Council held a discussion, provided direction, and no further reportable action was taken.

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

The City Council held a discussion, received an update, provided direction to staff, and no further reportable action was taken.

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

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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

The City Council received an update, provided direction, 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 17, 2025. Receive and file the External Agency Report for June 17, 2025 (Covering Meetings from April 1 - April 30, 2025).

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

### **PUBLIC ANNOUNCEMENTS**

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

Mayor Ulloa thanked the community for attending and viewing the State of the City Address on June 11, 2025. To view the State of the City Address, visit [cityofchino.org/sotc](http://cityofchino.org/sotc).

Chino Kiwanis Club Summer Concert is on Thursday, June 19, 2025 at 7:00 p.m. and Chino Summer Movie Night is on Friday, June 20, 2025 at 6:30 p.m. featuring Beetlejuice Beetlejuice on the City Hall lawn. For information on future events, visit [cityofchino.org/events](http://cityofchino.org/events).

Go Skate Day at Ayala Park is on Saturday, June 21, 2025 from 3:00 - 6:00 p.m. For more information, contact CSPR at 909-334-3257.

Chino Fireworks Spectacular at Ruben S. Ayala Park is on Friday, June 27, 2025 from 4:00 - 10:00 p.m., and Saturday, June 28, 2025, from 1:00 - 10:00 p.m. For more information, visit [cityofchino.org/fs](http://cityofchino.org/fs).

City Hall and most City facilities will close in observance of the Independence Day Holiday on Friday, July 4, with normal operations resuming on Monday, July 7, 2025. Waste Management waste collection services will be delayed by one day and will take place on Saturday, July 5, 2025.

### **PUBLIC COMMENTS**

Pastor Steve Hurlbert, Calvary Chapel Chino Hills, provided the invocation.

Anthony Moreno, District Representative from the office of Senator Susan Rubio, announced a community invitation to their open house event on Saturday, June 21, 2025 from 10:00 a.m. - 1:00 p.m. at their Ontario District Office.

Bob Nigg, spoke in opposition of the Orbis Eden development and requested a status report on the next City Council meeting agenda.

Carissa Ramirez, Chino resident, expressed concern regarding the statement from the Chino Police Department on social media regarding U.S. Immigration and Customs Enforcement

(ICE).

Daniel Medrano, spoke in opposition of the Eden project.

### **CONSENT CALENDAR**

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

***Item No. 2 was pulled from the Consent Calendar for a separate action.***

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.

**Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to approve the Consent Calendar items 1, and 3-8 as presented. The motion carried by the following vote:**

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

**NOES:                  NONE.**

**ABSENT:              NONE.**

### **ITEMS PULLED FROM THE CONSENT CALENDAR**

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).

**Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to approve Item 2. Minutes as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

**ABSTAIN: ULLOA, AND COMSTOCK**

**PUBLIC HEARINGS**

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.

Mayor Ulloa opened the public hearing.

Andrea Gilbert, City Planner, provided a presentation on the item.

There being no requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

City Attorney Galante read the Ordinance by number and title only, waiving 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)

**Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to 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. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

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.

Mayor Ulloa opened the public hearing.

Traci Rossetti-Smith, Senior Management Analyst, provided a presentation on the item.

There being no requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

Mayor Ulloa inquired if CDBG funds can be allocated for additional parking at Monte Vista park. City Manager Reich confirmed future CDBG funds can be used for the site since it is located within the CDBG area.

**Motion by Council Member Flores, seconded by Council Member Comstock, to 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. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

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.

Mayor Ulloa opened the public hearing.

Sylvia Ramos, Contracts & DIF Administrator, provided a presentation on the item.

There being no requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

**Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to 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. The motion carried by the following vote:**

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

**NOES:                  NONE.**

**ABSENT:              NONE.**

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.

Mayor Ulloa opened the public hearing.

Linda Reich, City Manager provided a brief introduction on the user fee study. Kim Sao, Director of Finance and Tony Thrasher, Willdan Financial Consultant, provided a presentation on the comprehensive study of the City's user fees.

Ms. Sao announced a correction on the proposed Resolution No. 2025-029, noting the correction to the future annual CPI adjustment, will be amended to change the effective date from February 1 to July 1; however, the February 1 date will be used to determine the CPI value to use. A redlined copy was provided to the City Council for reference.

Ms. Sao also announced a correspondence was received from the Building Industry Association (BIA) regarding this item and was provided to the City Council. The BIA requested a 50% phased implementation of the fee increase beginning August 18 and completing in June 2026. Ms. Sao noted that staff does not recommend implementing a phased approach.

Ana Gromis, Representative from BIA San Bernardino County, provided a public comment, sharing three concerns and requesting modifications regarding fee increases including 1) phased increase of fee increases 2) plan check valuation table should be modified for larger projects over 1 million; 3) any in-progress submission prior to August 18, will not be impacted by the new fee structure; and requested a 30 day delay of the approval to allow for continued discussion and clarity.

There being no additional requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

Council Member Burton inquired about the historical increases to Chino's user fees. Ms. Sao explained this is the first formal comprehensive study by a consultant since the 1980's. Since this time, Staff has done incremental increases. Council Member Burton noted that developers typically pay higher fees elsewhere and have benefited from lower costs in Chino.

Council Member Comstock inquired about the consideration of in-progress project fees.

Warren Morelion, Director of Development Services, explained that for existing applications, the applicant can pay fees prior to the implementation of the new fees.

City Attorney Galante clarified that an applicant would have the option to prepay the applicable fees under the existing rates, and if they choose not to prepay, the new fees would apply once the updated fee structure is in place.

Council Member Lucio asked for an example of a user fee that is increasing by 400%.

Mayor Ulloa reopened the public hearing to allow Ms. Gromis to answer.

Ms. Gromis, Representative from BIA San Bernardino County, noted some high-percentage increases, including simple inspection, traffic control fees, right-of-way encroachment permit for a minor encroachment, special conditional use permit, and master site approval review. But could not provide examples of fee increases.

Discussion ensued regarding the fee amount changes in dollars versus percentages.

Mayor Ulloa closed the public hearing.

Mayor Ulloa noted the clarification to the motion to include in-progress applications, if an application submitted prior to the effective date, the current fee structure will apply, provided the applicant prepays before implementation of new user fees on August 18, 2025, and a correction to the resolution establishing a CIP effective date of July 1.

**Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to conduct a public hearing to consider the proposed Resolution No. 2025-029 with modification to include: in-progress applications, if an application submitted prior to the effective date, the current fee structure will apply, provided the applicant prepays before implementation of new user fees on August 18, 2025, and a correction to the resolution establishing a CIP effective date of July 1, to adopt new and changed City fees for service per the Comprehensive User Fee Study Report. The motion carried by the following vote:**

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

**NOES:                  NONE.**

**ABSENT:              NONE.**

### **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.

Kim Sao, Director of Finance, provided a presentation, noting that due to updates, including an adjustment in the DIF fee rate from 12% to 3%, outlined in Agenda Item 11, the General Fund revenue estimates has been reduced by \$3 million, and as a result, the previously projected surplus will be reduced accordingly.

Ms. Sao reported that Exhibit A was revised to reflect additional changes included in the summary and a revised attachment was provided to the City Council.

Mayor Ulloa spoke regarding Measure V accountability, noting that the current report only reflects a high-level summary, and requested that staff provide a breakdown of how the full \$24 million in Measure V revenue is allocated, particularly the \$8 million not clearly identified in the summary. Ms. Sao assured she will provide the City Council with a detailed breakdown of those figures and noted she is working with the Administration Department to develop a transparency portal on the City's website.

Council Member Lucio agreed the list of Measure V funded projects should include project details and be made available on the City's website.

Council Member Comstock noted she shared with City Manager Reich the Capital Improvement Project online portal tracker can include Measure V funded projects.

City Manager Reich spoke regarding signs used to identify projects funded by Measure V and Measure I, and confirmed that Measure V information will be published on the website by September 2025.

Council Member Lucio inquired what facilities were included in the Civic Center paint and repairs project. City Manager Reich confirmed it included the entire Civic Center.

**Motion by Council Member Comstock, seconded by Council Member Lucio, to 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. The motion carried by the following vote:**

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

**NOES:              NONE.**

**ABSENT:          NONE.**

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.

Jeff Benson, Parks & Facilities Manager, provided a report on the item.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 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. The motion carried by the following vote:**

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

**NOES:              NONE.**

**ABSENT:          NONE.**

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.

Natalie Avila, Associate Engineer, provided a presentation on the item.

Mayor Ulloa inquired about the long-term contamination of the City's Well No. 11 by a TCE plume originating from a GE facility in Ontario. Ms. Avila explained that the City has engaged Kaplan Kirsh, LLC for legal assistance in negotiating with GE and regulatory agencies, with the goal of securing ongoing financial support for treatment and maintenance. Mayor Ulloa emphasized the importance of securing a long-term solution rather than a one-time settlement.

Mayor Pro Tem Burton asked how long the well has been offline. Ms. Avila responded that it has been inactive since 2018 and there were reports of reduced water pressure in nearby areas. Ms. Avila noted while some improvements have been made, service levels have not fully returned. Ms. Avila confirmed that the City can evaluate whether the costs associated with these improvements can be recovered.

Hye Jin Lee, Director of Public Works, explained that once a contaminant plume spreads underground, it is difficult to fully remove, and wells located downstream must be treated. Ms. Lee confirmed that five city wells are currently out of service due to contamination.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 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. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

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.

Sylvia Ramos, Contracts & DIF Administrator provided a presentation on the item.

**Motion by Council Member Comstock, seconded by Council Member Flores, to 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. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

### **MAYOR AND COUNCIL REPORTS**

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.

**Motion by Council Member Lucio, seconded by Council Member Flores, to 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. The motion carried by the following vote:**

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

**NOES:                  NONE.**

**ABSENT:              NONE.**

Mayor Ulloa reported on the following meetings and events including the Omnitrans Board of Directors meeting; San Bernardino Transportation Authority Board of Directors meeting; Employee Recognition luncheon, and congratulated all award recipients, including Sheri Beckett, Budget Manager, who received multiple recognitions; Chino Hills State of the City address; Senior Birthdays Celebration; Boy Scout Troop 201 Eagle Scout Court of Honor ceremony for Mark Anthony Roberts, Garrett Hayakawa, Chase Wilson, Andrew Shu, and her grandson Trent Ulloa; CSPR Commission interviews; Sea Scout Quartermaster Award reception for her grandson Trent Ulloa; Mayors Prayer Breakfast; City of Chino State of the City; Omnitrans Administration and Finance Committee meeting; San Bernardino County Transportation Authority Transit Committee meeting; San Bernardino County Transportation Metro Valley Committee meeting; Inland Empire Utilities Agency meeting; Chino Basin Program Stakeholder workshop; Chino Postmaster virtual meeting; Legislative Policy Committee meeting; City Manager meeting; closed session; and wished her husband a happy 50th Wedding Anniversary.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meetings and events including the Yorba Slaughter Adobe tour; Employee Recognition luncheon; Chino Basin Desalter Authority meeting; Inland Empire Utilities Agency Board meeting; Chino Hills State of the City address; South Coast Air Quality Management District Board meeting; CSPR Commission interviews; City Manager meeting; Mayors Prayer breakfast; Special City Council Meeting; State of the City; Inland Empire Utilities Agency workshop; Kiwanis Concerts on the Lawn; Water Facilities tour; City Manager meeting; Cultural Arts Foundation meeting; thanked Bob Nigg and Daniel Medrano for their public comments; provided a reminder about the City of Chino Facts webpage; wished Mayor Ulloa a happy Wedding Anniversary.

Council Member Comstock

Council Member Comstock reported on the following meetings and events including the City Manager meeting; CSPR Commission interviews, and thanked the applicants who applied;

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meeting regarding a local business concern; Special City Council meeting; State of the City; congratulated the Spirit of Achievement Award recipients Joe and Bernadette Berterretche of Centro Basco Restaurant; Business of the Year award recipients Hottingers Family Meats and Chino Veterinary Hospital; City Manager meeting; Legislative Policy Committee meeting; closed session; congratulated the CERT members; extended sympathies to the Fraga Family and Younquist Family; wished Mayor Ulloa a Happy Wedding anniversary; and noted she and Mayor Pro Tem Burton will be in Sacramento regarding the California Institution for Men (CIM) audit item.

#### Council Member Flores

Council Member Flores wished all of the Fathers a belated Happy Fathers Day; congratulated the Berterretche family, recipient of the Spirit of Achievement; and congratulated Mayor Ulloa on her Wedding Anniversary.

#### Council Member Lucio

Council Member Lucio extended warm wishes to Mayor Ulloa on her Wedding Anniversary and wished his wife a Happy Birthday.

#### City Manager's Report

City Manager Reich thanked staff for their efforts in preparing the State of the City address and the Employee Recognition luncheon, and thanked the City Council for their approval of the budget and user fees items, as well as for their ongoing guidance and for their participation in the State of the City address.

#### City Attorney's Report

City Attorney Galante complimented the State of the City address and reported his responses regarding the Orbis Eden project must be provided during the appeal to the City Council.

#### Police Chief's Report

Captain Croley, spoke regarding the Police Department's policy regarding working with Federal immigration enforcement operations and priority to keep Chino safe.

Mayor Pro Tem Burton and Council Member Comstock spoke in support of the Police Department and recent legislative efforts.

#### Director's Report

Hye Jin Lee, Director of Public Works, reported the consumer confidence report regarding water quality will be available soon in all public buildings and published on the City website.

Silvia Avalos, Director of Community Services, Parks & Recreation (CSPR), announced the promotion of Ted Bistarkey, CSPR Manager, as the Deputy Director of CSPR.

#### Fire Chief's Report

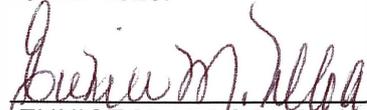
Battalion Chief Dean Smith thanked the City Council for the opportunity to introduce the new firefighter paramedics; announced the approval of the bid contract for Fire Station 68 and noted the groundbreaking will take place within next 30 days; and reported the delivery of an Aircraft Rescue and Firefighting (ARFF) vehicle, a joint effort with San Bernardino County, to serve the Chino Airport, which will improve the airport response time.

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**ADJOURN**

The meeting adjourned at 8:57 p.m. 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.

APPROVED AND ADOPTED THIS 1ST DAY OF JULY 2025.

  
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EUNICE M. ULLOA, MAYOR

ATTEST:

  
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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)