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

TUESDAY, JULY 7, 2026

MINUTES

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

CALL TO ORDER

The July 7, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:12 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: City of Ontario, et al. v. Inland Empire Utilities Agency (Los Angeles Superior Court, Case No. 24STCP02321)

2. 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 5:13 p.m. Council Member Comstock arrived at 5:37 p.m. The City Council concluded Closed Session at 5:58 p.m., and reconvened the meeting at 6:04 p.m.

FLAG SALUTE

Council Member Burton led the Pledge of Allegiance.

CEREMONIALS

Proclamations

Park and Recreation Month - Proclaim July 2026 as Park and Recreation Month.

Mayor Ulloa read the Parks and Recreation Month proclamation into the record and presented it to Neal Jerry, Chair, Community Services, Parks & Recreation (CSPR) Commission, CSPR Commissioners, and CSPR Department staff present. A brief video was presented.

Americans with Disabilities Act Awareness Day - Proclaim July 26, 2026 as Americans with Disabilities Act (ADA) Awareness Day in Chino.

Mayor Ulloa read the Americans with Disabilities Act Awareness Day Proclamation into the record and presented it to Lisa Almilli, Accessibility Coordinator, Development Services Department.

Presentations

Retirement Recognition - Recognition of Police Department Captain Ryan Croley for 32 years of dedicated service to the City of Chino.

Mayor Ulloa presented the City Tile to Ryan Croley, Captain, Chino Police Department in recognition of his retirement and 32 years of service to the City of Chino. Deputy Police Chief Nicholas Marotta recognized Captain Croley on behalf of the Police Department.

Captain Croley, who was accompanied by his wife Holly, received recognition certificates from Chino Valley Fire District Board Members Tom Haughey and Harvey Luth and Deputy Fire Chief Greg Gabel; Senator Susan Rubio's Office presented by Representative Natalie Tong; 53rd District Assemblymember Michelle Rodriguez' Office presented by Representative Sophia Cohen; and Fourth District San Bernardino County Supervisor Curt Hagman's Office presented by Representative Melissa Compani.

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

- Tri Auto
- Ranch Burgers

Mayor Ulloa presented the Business of the Month for July 2026 to Tri Auto. The award was accepted by Owner Danny Artiega.

Mayor Ulloa presented the second Business of the Month for July 2026 to Ranch Burgers. The award was accepted by Owner Alex Ayala.

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: City of Ontario, et al. v. Inland Empire Utilities Agency (Los Angeles Superior Court, Case No. 24STCP02321)

The City Council received a briefing, provided direction, and unanimously agreed to appeal the City of Ontario v. Inland Empire Utilities Agency Los Angeles Superior Court Case No. 24STCP0231.

2. 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 Reich reported New Business Item 23 will be pulled and returned to staff.

INFORMATION

Chino Channel 3 - Presentation providing an overview of the City's government television station, including its purpose, programming, production process, and the various ways residents can access City meetings and other Channel 3 content.

Arianna Fajardo, Communications Manager, provided a presentation on Channel 3.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa issued a reminder about the Chino Summer Nights movie series taking place on Fridays until July 31, 2026; Chino Kiwanis Club Summer Concerts on Thursdays until July 23, 2026; and the Community Garden Anniversary on July 18, 2026.

Mayor Ulloa announced that the meeting would be adjourned in memory of Laurie Viramontes, a community member and part of the Viramontes Express family business; and Wilma Douma, a longtime owner of Chino Florist. The City Council extended its heartfelt condolences to the families. The meeting will be adjourned in their memory.

PUBLIC COMMENTS

Pastor Joshua Gaunt, Chino Campus of Sunrise Church, provided the invocation.

Marcia Richardson, spoke regarding her receivership.

Donna Marchesi, spoke regarding a disconnect regarding annexed areas of the City.

Carl Scholl, spoke regarding the communication of public meetings and expressed concerns regarding developments in the City.

Bob Nigg, spoke regarding the Planning Commission meeting, appeal process and fees, SB330, and the need for proper traffic studies for new developments.

Nicholas Compani, Boy Scout, Troop 2220 provided an introduction.

CONSENT CALENDAR

Carl Scholl, provided a public comment on Consent Calendar Item No. 5, regarding the traffic report and the impact to local residents who reside between Cypress Avenue and Amsterdam Street.

1. Warrants. Approve expenses as audited and within budget for warrants 7775776 to 7775998 and Electronic Fund Transfers 526706E to 526856E, totaling \$6,486,965.37.
2. Minutes. Approve Minutes for the Regular Meeting on June 16, 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. Community Services, Parks & Recreation Commission Unscheduled Vacancy. Approve the schedule and procedures to fill the Community Services, Parks and Recreation Commission vacancy.
5. Parcel Map No. 20988 located at 14022 Cypress Avenue, on the northwest corner of Edison Avenue and Cypress Avenue. Approve Parcel Map No. 20988 located at 14022 Cypress Avenue, on the northwest corner of Edison Avenue and Cypress Avenue.
6. Award of Contract to InfoSend, Inc. for Utility Billing. Award a five-year professional services contract to InfoSend, Inc. for utility billing and on-line payment services, based on the unit pricing set forth in the vendor's rate schedule, with the contract estimated to utilize \$300,000 annually.
7. Contract Amendment - The Lincoln National Life Insurance Company. Approve a contract amendment with The Lincoln National Life Insurance Company to continue providing employee disability benefits through June 30, 2028, in the amount of \$220,000 for a revised contract amount of \$440,000.
8. Approve an appropriation of \$150,000 from the General Fund balance for Development Engineering General Plan Check Services for Fiscal Year 2025-26. Appropriation of \$150,000 from General Fund (100) Reserves to the Development Engineering Program (1007010) for General Plan Check Services provided by Bureau Veritas North America, Inc.
9. Award Professional Services Agreements with Mark III Consultants, Inc. and Advanced Transportation Concepts Group, Inc. for Transportation Engineering On-Call Services. Award Professional Service Agreements with Mark III Consultants, Inc. and Advanced Transportation Concepts Group, Inc., each in an estimated amount of \$300,000 over a five-year term, with annual expenditures estimated at \$60,000 per fiscal year.
10. Award a Professional Services Agreement to Mariposa Landscapes, Inc. for Landscape Maintenance Services for Medians and Reservoir Sites. Award a Professional Services Agreement for \$489,680.60 to Mariposa Landscapes, Inc. for a five-year term for Landscape Maintenance Services for Medians and Reservoir Sites.
11. Acceptance of State Department of Resources, Recycling and Recovery (CalRecycle) Rubberized Pavement Grant Program (TRP18) Grant Funds. Authorize the acceptance of the CalRecycle Rubberized Pavement Grant Program (TRP18) grant funds in the amount of \$138,525; establish Grant No. G7806; appropriate \$39,750 to Project (TR212) and appropriate \$8,400 to Project (ST260).
12. Amend Measure I Five-Year Capital Improvement Plan for Fiscal Year 2025-26 through Fiscal Year 2029-30. Adopt Resolution 2026-046 rescinding Resolution No. 2025-038 to revise Measure I Capital Improvement Plan for FY2025-26 through FY2029-30.
13. Adopt Measure I Five-Year Capital Improvement Plan and Expenditure Strategy for Fiscal Year

2026-27 through Fiscal Year 2030-31. Adopt Resolution No. 2026-047, approving the Measure I Five-Year Capital Improvement Plan and Expenditure Strategy for FY2026-27 through FY2030-31.

14. Landscape and Streetlight Maintenance District Assessment for Fiscal Year 2026-27. Adopt Resolution No. 2026-042 directing the filing of an annual report; adopt Resolution No. 2026-043 approving the Engineer's Report; and adopt Resolution No. 2026-044 declaring its intention to order improvements for Assessment Districts.
15. Miscellaneous Residential Amenities Development Impact Fee Credit Reconciliation Through May 31, 2025, for Various Preserve Development Projects. Approve the Consolidation and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Miscellaneous Residential Amenities Development Impact Fee Credit Reconciliation Through May 31, 2025.

Motion by Council Member Lucio, seconded by Council Member Comstock, to approve the Consent Calendar items 1-15 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

At the Mayor's request, City Attorney Galante provided an overview of the California Department of Housing and Community Development (HCD) mandates that limit the City's ability to deny projects.

The City Council discussed the State's support of high-density housing and advised residents to bring these concerns to the State representatives representing Chino.

Carl Scholl, provided a public comment noting the project at Cypress/Edison is not part of the affordable housing overlay.

Mayor Pro Tem Burton recommended staff document every inquiry in writing and submit formal requests to HCD.

PUBLIC HEARINGS

16. Introduction of Ordinance 2026-007 - Sign Code Amendment (PL26-0057). A proposed comprehensive update to Title 16 (Signs) of the Chino Municipal Sign Code to amend and reorganize multiple chapters of Title 16.

Staff Report By: Chris Cortez, Assistant Planner and Andrea Gilbert, City Planner

RECOMMENDATION: 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-007, adopting PL26-0057 (Sign Code Amendment) a comprehensive update to Title 16 (Sign Code) of the Chino Municipal Code, to be read by number and title only, and waive further reading of the Ordinance.

Mayor Ulloa opened the public hearing.

Chris Cortez, Assistant Planner, and Andrea Gilbert, City Planner, provided a presentation.

Stubbie Bar commented regarding First Amendment issues associated with murals and noted that the City currently has five electronic signs.

City Attorney Galante explained that content deemed obscene can legally be prohibited, and such restrictions have been upheld when challenged. He confirmed the proposed Ordinance includes those restrictions and Staff noted there is a City approval process for proposed murals.

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

The City Council and Staff held a discussion regarding the item.

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

ORDINANCE 2026-007: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, TO ADOPT A COMPREHENSIVE UPDATE TO TITLE 16 (SIGNS) OF THE CHINO MUNICIPAL CODE AND AMEND AND REORGANIZE MULTIPLE CHAPTERS OF TITLE 16; PL26-0057 (SIGN CODE AMENDMENT)

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-007, adopting PL26-0057 (Sign Code Amendment) a comprehensive update to Title 16 (Sign Code) of the Chino Municipal Code, 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, AND LUCIO

NOES: COMSTOCK, AND FLORES

ABSENT: NONE.

17. Introduction of Ordinance 2026-008 and 2026-009 - Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. Conduct a Public Hearing to approve the introduction of Ordinance No. 2026-008 Comprehensive Zoning Code Amendment and Ordinance No. 2026-009 Zoning Map Amendment to implement zoning map changes for consistency with the 2045 General Plan.

Staff Report By: Michael Hitz, AICP, Principal Planner and Andrew Hill, Dyatt & Bhatia

RECOMMENDATION: 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-008 (PL24-0146 (Zoning Ordinance Amendment)) Comprehensive Zoning Code Amendment to be read by number and title only, and waive further reading of the Ordinance; 3) Approve the introduction of Ordinance No. 2026-009 (PL25-0108 (Zone Change)) Zoning Map Amendment to implement zoning map changes for consistency with the 2045 General Plan, to be read by number and title only, and waive further reading of the Ordinance.

Mayor Ulloa opened the public hearing.

Michael Hitz, Principal Planner, and Andrew Hill, Dyett & Bhatia, provided a presentation on the item.

Mr. Hitz, reported on written correspondence that was submitted to the City Council and saved to the meeting record and noted that an amendment to Ordinance 2026-008 is being recommended for approval. The amendment is in table 20.306-4 Development Standards for Residential and Mixed Use Development in the Mixed Use Overlay (MUO) District to limit the

height of 100% individual residential buildings to 40 feet with an additional height allowance up to 45 feet if designed with a sloped roof, which is consistent with the Development Standards for the Affordable Housing Overlay District.

Robert Nigg, spoke regarding the proposed parking and traffic safety standards, and concerns regarding the proposed zone code changes.

Curtis Nixon, commented regarding the proposed zone change and expressed concern regarding the traffic signal timing adjustment needed at the intersection of Central Avenue and El Prado Road.

Daniel Medrano, spoke regarding State laws limiting cities the ability to make decisions on development projects.

Mike Gutierrez, inquired about written responses from the State for proposed development approvals.

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

The City Council and Staff held a discussion regarding the item.

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

ORDINANCE 2026-008: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL24-0146 (ZONE ORDINANCE AMENDMENT)

ORDINANCE 2026-009: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING ZONE CHANGE (PL25-0108) AMENDING ORDINANCE NO. 2010-06, WHICH ESTABLISHED THE ZONING MAP, BY CHANGING THE DESIGNATION OF THE PROPERTIES IDENTIFIED HEREIN

Motion by Council Member Lucio, seconded by Mayor Ulloa, to 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-008 (PL24-0146 (Zoning Ordinance Amendment)) Comprehensive Zoning Code Amendment to be read by number and title only, and waive further reading of the Ordinance; 3) Approve the introduction of Ordinance No. 2026-009 (PL25-0108 (Zone Change)) Zoning Map Amendment to implement zoning map changes for consistency with the 2045 General Plan, to be read by number and title only, and waive further reading of the Ordinance. Approval includes amendment to Ordinance 2026-008 to limit the height of 100% individual residential buildings to 40 feet with an additional height allowance up to 45 feet if designed with a sloped roof, which is consistent with the Development Standards for the Affordable Housing Overlay District. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, AND LUCIO

NOES: FLORES

ABSENT: NONE.

A brief recess was taken.

18. Introduction of Ordinance 2026-005 - Subdivision Ordinance Amendment (PL26-0001) and Ordinance 2026-006 - Preserve Specific Plan Amendment (PL25-0032). A request to amend Chapter 19.06.040.A.3 (Subdivision Ordinance) and The Preserve Specific Plan to establish private street standards for single-family residential areas, add development standards for self-storage and RV storage facilities.

Staff Report By: Kim Le, Senior Planner and Jesus Plascencia, Assistant City Engineer

RECOMMENDATION: 1) Conduct a public hearing; 2) approve the introduction of Ordinance No. 2026-005, a proposed amendment to Chapter 19.06.040.A.3 (Subdivision Ordinance) of the Chino Municipal Code to allow private streets within single-family residential zones in The Preserve Specific Plan area; and 3) approve the introduction of Ordinance No. 2026-006, adopting PL25-0032 (Preserve Specific Plan Amendment) both to be read by number and title only and waive further reading of the ordinances.

Mayor Ulloa opened the public hearing.

Kim Le, Senior Planner and Jesus Plascencia, Assistant City Engineer, provided a presentation on the item.

Pat Loy, Lewis Companies, provided a public comment representing the applicant and offered to answer questions.

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

The City Council and Staff held a discussion on the item.

Mayor Ulloa re-opened the public hearing.

Pat Loy, Lewis Companies, spoke regarding the proposed private streets and safety access.

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

The City Council and Staff held a discussion regarding the item. The City Council requested the item be referred back to staff for further review.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to return the item to staff for further review. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING - JOINT MEETING OF THE CHINO CITY COUNCIL AND CHINO PUBLIC FINANCING AUTHORITY

19. City of Chino Public Financing Authority 2026 Lease Revenue Bond. Consideration of the issuance of the Chino Public Financing Authority 2026 Lease Revenue Bond in the principal amount of not to exceed \$3,500,000 to finance acquisition and related project costs for 13272 6th Street, Chino, California.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: That the Chino City Council 1) hold a Public Hearing regarding financing; 2) adopt Resolution 2026-048 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Supplemental Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, approving the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates and related actions; and that the City of Chino Public Financing Authority Board of Directors adopt a Resolution FA 2026-001 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, authorizing the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates, and related actions.

Chair Comstock called the Chino Public Finance Authority Meeting to order.

Kim Sao, Director of Finance, provided a presentation on the item.

Mayor Ulloa closed the public hearing.

Motion by Council Member Flores, seconded by Council Member Comstock, to that the Chino City Council 1) hold a Public Hearing regarding financing; 2) adopt Resolution 2026-048 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Supplemental Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, approving the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates and related actions; and that the City of Chino Public Financing Authority Board of Directors adopt a Resolution FA 2026-001 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, authorizing the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates, and related actions. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Chair Comstock adjourned the Chino Public Finance Authority meeting.

NEW BUSINESS

20. Issuance of Bonds for Community Facilities District (CFD) 2023-1 (Sage Cedar). Adopt Resolution 2026-045 approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report for CFD 2023-01.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: Adopt Resolution No. 2026-045 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2023-1 of the City of Chino (the "District") approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents").

Kim Sao, Director of Finance, and Jon White, Municipal Advisor, Urban Future, provided a presentation on the item.

Motion by Council Member Flores, seconded by Council Member Lucio, to Adopt Resolution No. 2026-045 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2023-1 of the City of Chino (the "District") approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents"). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

21. Introduction Ordinance 2026-010 adding Chapter 9.90 to the Chino Municipal Code. Introduction Ordinance 2026-010 adding Chapter 9.90 to the Chino Municipal Code (CMC) prohibiting the sale of flavored tobacco products, nitrous oxide products, and certain kratom products within the City of Chino.

Staff Report By: Lieutenant Jesus Jacquez and Deputy Chief Nick Marotta

RECOMMENDATION: Approve the introduction of Ordinance 2026-010, adding Chapter 9.90 to the CMC prohibiting the sale of flavored tobacco products, nitrous oxide products, and certain kratom products within the City of Chino, to be read by number and title only, and waiving future readings; and provide direction to staff regarding implementation, public education, and enforcement strategies associated with the ordinance.

Police Lieutenant Jesus Jacquez and Deputy Chief Nicholas Marotta, provided a presentation on the item.

Andrew Hanif, Reach Out, provided a public comment expressing concern regarding 7OH products.

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

ORDINANCE 2026-010: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ADDING CHAPTER [9.90] ("FLAVORED TOBACCO; NITROUS OXIDE; KRATOM PRODUCTS") TO TITLE [9] ("PUBLIC PEACE, MORALS AND WELFARE") OF THE CHINO MUNICIPAL CODE, PROHIBITING THE SALE OF FLAVORED TOBACCO, NITROUS OXIDE, AND KRATOM PRODUCTS WITHIN THE CITY OF CHINO

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to Approve the introduction of Ordinance 2026-010, adding Chapter 9.90 to the CMC prohibiting the sale of flavored tobacco products, nitrous oxide products, and certain kratom products within the City of Chino, to be read by number and title only, and waiving future readings; and provide direction to staff regarding implementation, public education, and enforcement strategies associated with the ordinance. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

22. Cooperation Agreement with the County of San Bernardino for Housing and Urban Development Community Planning and Development Grants, Cooperation Agreement for Housing and Urban Development Community Planning and Development Grants for Program Years 2027-28, 2028-29, and 2029-30.

Staff Report By: Chris Corbin, Deputy Director of Development Services

RECOMMENDATION: 1) Adopt Resolution No. 2026-041 approving the Cooperation Agreement between the City of Chino and the County of San Bernardino for Housing and Urban Development Community Planning and Development grants for Program Years 2027-28, 2028-29, and 2029-30, including one automatic three-year renewal for Program Years 2030-31, 2031-32, and 2032-33, unless terminated in accordance with the agreement; 2) approve the accompanying Community Development Block Grant City-County Delegate Agency Agreement; and 3) authorize the City Manager or designee, to execute all related documents.

Chris Corbin, Deputy Director of Development Services and Warren Morelion, Director of Development Services, provided a presentation on the Item.

Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to 1) Adopt Resolution No. 2026-041 approving the Cooperation Agreement between the City of Chino and the County of San Bernardino for Housing and Urban Development Community Planning and Development grants for Program Years 2027-28, 2028-29, and 2029-30, including one automatic three-year renewal for Program Years 2030-31, 2031-32, and 2032-33, unless terminated in accordance with the agreement; 2) approve the accompanying Community Development Block Grant City-County Delegate Agency Agreement; and 3) authorize the City Manager or designee, to execute all related documents. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

23. Award Construction Contract to R.J. Noble Company for Pavement Improvements - Zone 1 & Cypress Avenue Project (ST260). Approve a Measure I Fund (322) transfer of \$327,494 from Project R7231 to Project ST260 for a revised project budget of \$974,994; approve PS&E for construction as approved by Public Works Director and award a construction contract to R.J. Noble Company.

Staff Report By: Eduardo Diaz, Associate Engineer

RECOMMENDATION: 1) Approve a Measure I Fund (322) transfer of \$319,093, from Chino Hills Parkway Rehabilitation Project (R7231) to Pavement Improvements Zone 1 & Cypress Avenue Project (ST260) for a revised project budget of \$974,993; 2) approve the plans and specifications for construction as approved by the Director of Public Works; 3) award a construction contract to R.J. Noble Company for \$852,884 for Project ST260; 4) authorize approved contract change orders up to ten percent (10%), for construction contingencies; and 5) authorize the City Manager to execute the necessary documents on behalf of the City.

New Business Item No. 23 - Award Construction Contract to R.J. Noble Company for Pavement Improvements - Zone 1 & Cypress Avenue Project (ST260), was pulled from the agenda and returned to staff.

24. Establishment of a New Capital Improvement Program (CIP) Project and Award of a Professional Services agreement to PBK Architects California, Inc. for Conceptual Architectural Design Services for a Public Works Administration/Operations Building. Establish Project PF273 and appropriate \$94,180 from the DIF General Facilities Fund (233); and award a Professional Services Agreements to PBK Architects for \$94,180 for Conceptual Architectural Design Services.

Staff Report By: Albert Espinoza, Deputy Director of Public Works/City Engineer

RECOMMENDATION: 1) Establish project PF273 - Public Works Administration/Operations Building and appropriate \$94,180 from the available Development Impact Fee (DIF) General Facilities Fund (233) reserves; 2) award a professional services agreement for \$94,180 to PBK Architects California, Inc., Rancho Cucamonga, CA for Conceptual Architectural Design Services; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Albert Espinoza, Deputy Director of Public Works/City Engineer and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Motion by Council Member Flores, seconded by Council Member Lucio, to 1) Establish project PF273 - Public Works Administration/Operations Building and appropriate \$94,180 from the available Development Impact Fee (DIF) General Facilities Fund (233) reserves; 2) award a professional services agreement for \$94,180 to PBK Architects California, Inc., Rancho Cucamonga, CA for Conceptual Architectural Design Services; 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.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including the Walk of Honor for Sergeant Scott Trosper; Glenn Duncan Park Grand Opening; threw the first pitch at the Girls Fast Pitch Tournament; Fireworks Spectacular; San Antonio Hospital Center of Aging Ribbon Cutting; and Retirement Celebration for Public Safety Dispatch Supervisor Glenna Oliver.

Mayor Ulloa stated this year, the community experienced a tragic loss, and experienced ongoing concerns about illegal fireworks. She recommended to return the safe-and-sane fireworks program to the Community Services, Park & Recreation Commission to re-evaluate, consider alternative funding options for nonprofit organizations, and determine whether a ban should be pursued.

Mayor Pro Tem Burton

25. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution of \$250 to Chino High School Sports Boosters (Football Program).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contribution of \$250 to Chino High School Sports Boosters (Football Program).

Motion by Council Member Flores, seconded by Council Member Comstock, to Approve community support fund contribution of \$250 to Chino High School Sports Boosters (Football Program). 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 the Walk of Honor for Sergeant Scott Trosper; Glenn Duncan Park Grand Opening; Fireworks Spectacular; meeting with a resident; and Closed Session.

Council Member Comstock

Council Member Comstock reported on the City's fireworks safe-and-sane fireworks policy and expressed support for having a review by the CSPR Commission.

Council Member Flores

26. Community Support Fund - Council Member Flores. Approve a community support fund contribution to Chino Neighborhood House.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve a community support fund contribution of \$500 to the Chino Valley Chamber Foundation for the Chamber of Commerce Leadership Collaborative Cohort Fundraiser.

Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to Approve a

community support fund contribution of \$500 to the Chino Valley Chamber Foundation for the Chamber of Commerce Leadership Collaborative Cohort Fundraiser. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Lucio - No report.

City Manager's Report

City Manager Reich reported on the Fireworks Spectacular event.

City Attorney's Report - No report.

Director's Report - No report.

Police Chief's Report

Deputy Chief Marotta, reported on the fireworks enforcement.

Fire Chief's Report

Deputy Fire Chief Greg Gabel, reported on the fireworks safety inspections and enforcement.

ADJOURN

Mayor Ulloa adjourned the meeting in memory of Laurie Viramontes and Wilma Douma at 10:54 p.m. The next Regular Meeting of the City Council will be held on Tuesday, July 21, 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 21ST DAY OF JULY 2026.


EUNICE M. ULLOA, MAYOR

ATTEST:


NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)