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

TUESDAY, FEBRUARY 3, 2026

MINUTES

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

CALL TO ORDER

The February 3, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:00 pm by Mayor Pro Tem Curtis Burton in the Council Chambers.

ROLL CALL

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

ABSENT: Mayor Eunice M. Ulloa

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: 15180 Euclid Avenue, Chino
Agency Negotiator: Linda Reich, City Manager or her designee
Negotiating Parties: State of California
Under Negotiation: Price and Terms of Potential Acquisition

The City Council recessed to Closed Session at 5:01 p.m. and concluded at 5:46 p.m. The City Council reconvened the meeting at 6:02 p.m.

FLAG SALUTE

Council Member Comstock led the Pledge of Allegiance.

CEREMONIALS

Viper Athletics - Team Electric. - Recognition of Team Electric for earning an invite-only bid to the National All-Star Cheerleading Division II Summit Championship.

Viper Athletics Team Electric athletes and coaches were presented with Certificates of Recognition.

REPORT OUT OF CLOSED SESSION

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

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
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The City Council received an update and no further reportable action was taken.

AGENDA ADDITIONS/REVISIONS

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

PUBLIC ANNOUNCEMENTS

Mayor Pro Tem Burton announced the upcoming Euclid Avenue Bridge Project public scoping meeting, Run For Russ Memorial 5K, and Chino Youth Museum DairyAire Fairy Tale 5K events.

Mayor Pro Tem Burton announced the meeting will be adjourned in memory of Troy Ament, Associate Superintendent for Chaffey College, who passed away on January 11.

PUBLIC COMMENTS

Pastor Robert Harper, Chino Church of Christ, gave the invocation.

Sophia Cohen, Field Representative, 53rd District Assemblymember Michelle Rodriguez, announced upcoming events.

Melissa Compani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, announced District 4 Commission opportunities.

Harvey Luth, Chino Kiwanis Club President, announced the upcoming Chino Community Theatre fundraiser play.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7773817 to 7774038, and Electronic Fund Transfers 525687E to 525796E, totaling $7,571,741.65.

2. Minutes. Regular Meeting Minutes for January 20, 2026 (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. Community Facilities District Annual Reporting for Fiscal Year Ending June 30, 2025. Receive and file the Community Facilities Districts Report pursuant to Senate Bill 165.

5. Annual Adoption of City of Chino and Successor Agency Investment Policy. Adopt City Resolution No. 2026-010 and Successor Agency Resolution No. SA 2026-001 containing the City of Chino and Successor Agency Statement of Investment Policy.

6. Development Impact Fees (DIF) Annual Report for Fiscal Year 2024-25. Receive and file the DIF Annual Report for Fiscal Year 2024-25, submitted in compliance with the recently enacted state legislation Assembly Bill 516 Mitigation Fee Act, which establishes transparency and reporting requirements for local agencies.

7. Final Map No. 20445 - Beazer Homes Holding, LLC. Approve Final Map No.20445, generally located south of Legacy Park Street, east of Main Street, and north of East Preserve Loop.

8. Public Improvement Agreement for sanitary sewer connection for the property located at 11667 Monte Vista Avenue within the City of Chino's Sphere of Influence. Approve a Public Improvement Agreement for sanitary sewer service to the property located at 11667 Monte Vista Avenue, within the City of Chino's Sphere of Influence; and authorize the City Manager to execute all necessary documents on behalf of the City.

9. Notice of Completion for Citywide Slurry & Pavement Improvements FY2025 Project (NC251) with Gentry Brothers, Inc. Accept Project NC251 with Gentry Brothers, Inc., Contract No. 2025-289 as complete; authorize the Public Works Director to file the Notice of Completion; and release retention funds following the 35-day lien period.

Motion by Council Member Comstock, seconded by Council Member Lucio, to approve the Consent Calendar items 1-9 as presented. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

NEW BUSINESS

10. Administrative Fines for Truck Route Violations. Adopt Resolution No. 2026-009 amending the City of Chino Administrative Fine schedule related to designated truck routes.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: Adoption of Resolution No. 2026-009 amending the City of Chino Administrative Fine schedule, specifically as it relates to commercial vehicles travelling off designated truck routes per CMC 10.44.025.

Fred Galante, City Attorney, provided a report.

Stubbie Barr, resident, spoke in support of the item.

The City Council held a discussion regarding the item. An amendment to the motion was proposed to allow the not-to-exceed fine amounts to apply, subject to the issuing officer's discretion to assess a higher amount to truck route violators, if warranted, for a first offense.

At the request of Council Member Lucio, City Manager Reich confirmed that a review can be completed by Police Chief Mensen to determine if the increased collection of fines is a priority for the Police Department in the upcoming budget to pay for additional traffic enforcement officers.

Mayor Pro Tem Burton asked Dennis Ralls, City Traffic Engineer, to look into increasing the size of truck route signage. Mr. Ralls explained that City signage is larger than Caltrans standards and believes truck drivers are following GPS and not the signs.

Motion by Council Member Flores, seconded by Council Member Lucio, to approve the adoption of Resolution No. 2026-009 amending the City of Chino Administrative Fine schedule, specifically as it relates to commercial vehicles travelling off designated truck routes per CMC 10.44.025. The motion includes an amendment to the resolution to allow the not to exceed fine amounts to apply, subject to the issuing officer's discretion to assess a higher amount for a first violation. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

11. Funding Reconciliation for the Central Avenue / SR-60 Interchange Project (R7200). Approve a Budget Adjustment and Funding Reconciliation for the Central Avenue / SR-60 Interchange and Project (R7200).

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator

RECOMMENDATION: 1) Appropriate $62,942 from the General Fund (Fund 100) to support required landscape maintenance for the Central Avenue / SR-60 Interchange Project (R7200); 2) approve a transfer of $988,803 from the General Fund balance to reimburse the Citywide Circulation DIF (220) for expenditures of the prior fiscal year Police Department masonry block wall; 3) appropriate $988,803 from the Citywide Circulation DIF (Fund 220) to the Central Ave / SR Interchange Project (R7200) for a revised project budget of $19,471,129; and 4) authorize the City Manager to execute all the necessary documents on behalf of the City.

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

Motion by Council Member Comstock, seconded by Council Member Lucio, to 1) Appropriate $62,942 from the General Fund (Fund 100) to support required landscape maintenance for the Central Avenue / SR-60 Interchange Project (R7200); 2) approve a transfer of $988,803 from the General Fund balance to reimburse the Citywide Circulation DIF (220) for expenditures of the prior fiscal year Police Department masonry block wall; 3) appropriate $988,803 from the Citywide Circulation DIF (Fund 220) to the Central Ave / SR Interchange Project (R7200) for a revised project budget of $19,471,129; and 4) authorize the City Manager to execute all the necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

MAYOR AND COUNCIL REPORT ITEM NO. 15. PLANNING COMMISSION APPOINTMENTS, WAS MOVED AFTER NEW BUSINESS ITEM NO. 11.

15. Planning Commission Appointments. Approve Appointments to the Planning Commission.

Staff Report By: Mayor Eunice M. Ulloa

RECOMMENDATION: Approve the re-appointment of Kevin Cisneroz, Lissa Fraga, and Lawrence Vieira; and appointment of Annmarie Lemento to the Planning Commission.

Mayor Pro Tem Burton provided the report for Mayor Ulloa.

Motion by Council Member Lucio, seconded by Council Member Comstock, to Approve the re-appointment of Kevin Cisneroz, Lissa Fraga, and Lawrence Vieira; and appointment of Annmarie Lemento to the Planning Commission. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

Mayor Pro Tem Burton directed the City Clerk to administer the Oath of Office to the re-appointed Commissioners and new Commissioner. City Clerk Natalie Gonzaga administered the Oath of Office to Kevin Cisneroz, Lissa Fraga, Lawrence Vieira, and Annmarie Lemento.

12. Amendment No. 6 - Cooperative Agreement between the City of Chino and San Bernardino County Transportation Authority (SBCTA) for the Central Avenue at State Route 60 Interchange Improvements Project (R7200) Approve Amendment No. 6 for $465,820, for the Cooperative Agreement between the City of Chino and SBCTA to address additional project close out costs.

Staff Report By: Michele Hindersinn, Senior Engineer

RECOMMENDATION: Approve Amendment No. 6 for $465,820, for the Cooperative Agreement between the City of Chino and SBCTA to address additional project close out costs; and authorize the City Manager to execute all necessary documents on behalf of the City.

Michele Hindersinn, Senior Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation.

Motion by Council Member Lucio, seconded by Council Member Flores, to Approve Amendment No. 6 for $465,820, for the Cooperative Agreement between the City of Chino and SBCTA to address additional project close out costs; and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

13. Acceptance of Transportation Development Act (TDA) Article 3 Grant Award and Establishment of a New Capital Improvement Program (CIP) Project. Adopt Resolution No. 2026-011 to accept the TDA Article 3 Grant Funding Fiscal Year 2025; establish grant number G7264; establish a new CIP project, ST262; appropriate $44,850 to ST262; and authorize Director of Public Works to execute all documents.

Staff Report By: Steven Galindo, Management Analyst

RECOMMENDATION: 1) Adopt Resolution No. 2026-011 to accept the TDA Article 3 Grant Funding in the amount of $44,850 for Fiscal Year 2025-26; 2) establish a grant number G7264 Safe Route to School Improvements and appropriate $44,850 to the TDA Article 3 Fund (321) grant number G7264, with a corresponding increase to the grant revenue; 3) establish project number ST262 - Benson Avenue Safe Routes to School Improvements and appropriate $20,150 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.

Steven Galindo, Management Analyst, and Hye Jin Lee, Director of Public Works, provided a presentation.

Stubbie Barr, resident, spoke regarding the TDA grant funding requirements and justification with Safe Routes to School. He noted there are missing curb ramps and sidewalks blocked with utility poles at the intersection of C Street and Oaks Avenue adjacent to Allegiance STEAM Academy.

Motion by Council Member Flores, seconded by Council Member Lucio, to 1) Adopt Resolution No. 2026-011 to accept the TDA Article 3 Grant Funding in the amount of $44,850 for Fiscal Year 2025-26; 2) establish a grant number G7264 Safe Route to School Improvements and appropriate $44,850 to the TDA Article 3 Fund (321) grant number G7264, with a corresponding increase to the grant revenue; 3) establish project number ST262 - Benson Avenue Safe Routes to School Improvements and appropriate $20,150 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

14. Personnel Recommendations in Response to City Council Direction from the October 22, 2025 Goals Workshop. Authorize the recruitment of 17 positions pending funding, adopt a resolution creating a Deputy Director position, and allocate $422,570 from various funds to fill eight positions for the remainder of FY 2025-26.

Staff Report By: Linda Reich, City Manager and Jackie Melendez, Assistant City Manager

RECOMMENDATION: (1) Authorize the Human Resources Department to initiate recruitment for 17 positions, with the understanding that the positions will remain unfunded and unfilled until the City Council allocates funding through subsequent Council action; (2) adopt Resolution No. 2026-012, approving the establishment of the Deputy Director of Technology and Innovation job classification and approving the Amended and Restated Compensation and Benefits for Deputy Director Employees; and (3) appropriate $61,275 from the available FY 2025-26 General Fund Budget Surplus and $361,275 from various other funds for a total amount of $422,570, to fund eight positions upon completion of recruitment for the remaining two months of FY 2025-26.

Linda Reich, City Manager, Jackie Melendez, Assistant City Manager, and Kim Sao, Director of Finance, provided a presentation on the item.

City Manager Reich noted a correction to a number in the recommendation (3), the appropriate amount should be $361,295 not $361,275.

Stubbie Barr, resident, inquired regarding the funding source for the Engineering Associate position. City Manager Reich confirmed it is the general fund.

Council Member Comstock spoke regarding the personnel recommendations in response to the City Council goals workshop and stated she will expect to see updates at the next workshop and see the City look different in 2-3 years as a result of the recommendations.

Motion by Council Member Comstock, seconded by Council Member Lucio, to (1) Authorize the Human Resources Department to initiate recruitment for 17 positions, with the understanding that the positions will remain unfunded and unfilled until the City Council allocates funding through subsequent Council action; (2) adopt Resolution No. 2026-012, approving the establishment of the Deputy Director of Technology and Innovation job classification and approving the Amended and Restated Compensation and Benefits for Deputy Director Employees; and (3) appropriate $61,275 from the available FY 2025-26 General Fund Budget Surplus and $361,295 from various other funds for a total amount of $422,570, to fund eight positions upon completion of recruitment for the remaining two months of FY 2025-26. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

<u>MAYOR AND COUNCIL REPORTS</u>

Mayor Ulloa

Mayor Ulloa had an excused absence.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the Cal Cities Conference; Chino Valley Historical Society meeting; Chino Basin Watermaster meeting; City Manager meeting; Euclid Avenue Bridge Project community meeting; Animal Resource Center of the Inland Empire Board meeting; Watermaster staff meeting; Chino Desalter Authority Finance Committee meeting; City Manager meeting; Memorial plaque dedication for Jose Urioste of the Water Facilities Authority; and Closed Session.

Council Member Comstock

Council Member Comstock reported on City Manager meeting; Community Services, Parks & Recreation Commission meeting; Infrastructure/Streets Committee meeting; Inland Empire Cal Cities Chapter meeting; meeting with resident; City Manager meeting; and Closed Session.

Council Member Flores

No report.

Council Member Lucio

Council Member Lucio reported on City Attorney Review meeting; City Manager meeting; Infrastructure/Streets Committee meeting; Euclid Bridge Project community meeting; Lunar New Year Celebration; and City Manager meeting.

Council Member Lucio recommended traffic enforcement at the new all-way stop sign at East Preserve Loop and Flight Avenue.

City Manager's Report

City Manager Reich thanked the City Council for their guidance and spoke regarding the first annual Lunar New Year event.

City Attorney's Report

City Attorney Galante provided an update on the New Commune DTLA LLC versus City of Redondo Beach case, stating that the supreme court declined to hear the case. He also announced Assistant City Attorney Robert Hensley will be returning to the Chino Planning Commission meetings this month.

Director's Report

Hye Jin Lee, Director of Public Works, provided an update regarding 1) the stop sign installation and refreshed striping at East Preserve Loop and 2) the Santa Ana Watershed Project Authority (SAWPA) support for the relocation of the brine line that crosses Euclid Avenue.

Police Chief's Report

Police Chief Mensen announced the upcoming Run for Russ Memorial 5K on February 7. He commended the Officers bravery who were involved in the incident that took place on Central Avenue on January 21.

Fire Chief's Report

Acting Deputy Fire Chief Greg Gabel provided an update on the new firefighter paramedics recruitment.

ADJOURNED IN MEMORY OF TROY AMENT

The meeting adjourned in memory of Troy Ament at 7:41 p.m. The next Regular Meeting of the City Council will be held on Tuesday, February 17, 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 17TH DAY OF FEBRUARY 2026.

CURTIS BURTON, MAYOR PRO TEM

ATTEST:

NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)