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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, MAY 5, 2026**

**MINUTES**

**CLOSED SESSION – 5:30 PM  
OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The May 5, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:31 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 LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Paragraph (4) of Subdivision (d) of Government Code Section 54956.9. Number of Cases: One Case

The City Council recessed to Closed Session at 5:32 p.m. and concluded at 5:46 p.m. The City Council reconvened the meeting at 6:03 p.m.

**FLAG SALUTE**

Council Member Lucio led the Pledge of Allegiance.

**CEREMONIALS**

Proclamations

National Mental Health Awareness Month - Proclaim May 2026 as National Mental Health Awareness Month.

Mayor Ulloa read the National Mental Health Awareness Month proclamation into the record and presented it to Angie Garcia, Community Services, Parks & Recreation Coordinator, and Lainie Lapis, Board Member, National Alliance on Mental Health (NAMI) Pomona Valley.

Professional Municipal Clerks Week - Proclaim May 3-9, 2026 as Professional Municipal Clerks Week.

Mayor Ulloa read the Professional Municipal Clerk's Week Proclamation into the record and presented it to Natalie Gonzaga, City Clerk, Maritza Sanchez, Deputy City Clerk, and Hannah Barbee, City Clerk Records Technician.

### Presentations

Recognition of the Teen Advisory Committee Members - Flor Hernandez, Karisia Rojas, Kathleen Chang, Sofia Henderson, Drew Ramirez, Julia Barraza, Leah Jung, Chinmayee Phirke, Abigail Flores, Chelsea Yeung, Benjamin Martinez.

Mayor Ulloa called up Brissa Castillo, Community Services, Parks & Recreation Coordinator, who presented the certificates to the Teen Advisory Committee Members Benjamin Martinez, Flor Hernandez, Karisia Rojas, Kathleen Chang, Sofia Henderson, Drew Ramirez, Julia Barraza, Leah Jung, Chinmayee Phirke, Abigail Flores, Chelsea Yeung, and Ariel Cuevas-Merrill.

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

- West Coast Sourdough
- CE Mechanical

Mayor Ulloa presented the Business of the Month for May 2026 to CE Mechanical, Inc. The award was accepted by President Dave Tickenoff, Vice-President Nick Tichenoff, Administrative Assistant Caitlyn Tickenoff, and Richard Montijo.

Mayor Ulloa presented the second Business of the Month for May 2026 to West Coast Sourdough. The award was accepted by owner Jordan Cabrera.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for May 2026.

Mayor Ulloa presented the Mayor's Home Beautification Award for May 2026 to Lea and Gregory Fellows of Angelina Court in Chino.

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

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

#### 1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Paragraph (4) of Subdivision (d) of Government Code Section 54956.9. Number of Cases: One Case

The City Council received an briefing from Attorney Matthew Silver, Civica Law Group, provided direction, and no further reportable action was taken.

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## **AGENDA ADDITIONS/REVISIONS**

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

## **PUBLIC ANNOUNCEMENTS**

Mayor Ulloa announced the Residential Community Clean Up and Chino Bike Day events on May 9, 2026, and the Chino in Action event taking place on June 6, 2026.

## **PUBLIC COMMENTS**

Pastor John Mata, Calvary Chapel Chino Valley, provided the invocation.

Sophia Cohen, Representative, 53rd District Assemblymember Michelle Rodriguez, announced the upcoming community award nominations for Small Business, Veteran, and Teacher of the Year.

Melissa Compani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, announced upcoming community events.

Richard & Lisa Montijo, announced the Uchooz Chino Community Connection event.

Alex Lopez, Reach Out, spoke regarding the organization's services, and extended an invitation to the National Innovation Communities Conference.

Donna Marchesi, spoke regarding the Animal Resource Center of the Inland Empire (ARC) concerns and spoke in support of Mr. Sherman's garden.

Maureen Moe Mendoza, spoke regarding ARC concerns and the Friends of the ARC vacancy.

Marcia Richardson, spoke regarding her residential property maintenance, and receiver fees and liens concerns. City Attorney Galante commented the receiver will be reaching out to Ms. Richardson regarding her concerns.

Stubbie Barr, spoke regarding the exceptional work carried out by the Teen Advisory Committee.

Joanne Genis, spoke regarding the Mental Health Awareness Month proclamation.

Ontario Christian High School students provided an introduction.

## **CONSENT CALENDAR**

Stubbie Barr, provided a public comment on Consent Item No. 7, noting the project does not comply with accessibility laws that must be followed at the time of construction and questioned why the developer was not required to widen Central Avenue to its ultimate width.

Albert Espinoza, Deputy Director of Public Works/City Engineer, provided information on the project and explained why it is being proposed to be closed out as currently constructed.

1. Warrants. Approve expenses as audited and within budget for warrants 7775109 to 7775295, and Electronic Fund Transfers 526296E to 526412E, totaling \$6,676,673.99.
2. Minutes. Approve Minutes for the Regular Meeting on April 21, 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. Assignment of Members to the San Bernardino Regional Housing Trust (SBRHT). Assign Mayor Eunice Ulloa as member and Mayor Pro Tem Curtis Burton as alternate to the SBRHT Board of Directors.
5. Contract Amendment with Badawi & Associates for Auditing Services. Approve a contract amendment with Badawi & Associates to provide annual auditing services for FY 2025-26 and FY 2026-27 at a cost of \$60,956 per year, totaling \$121,912, for a total revised five-year contract not-to-exceed amount of \$299,547.
6. Contract Amendment No. 5 with MV Cheng & Associates. Approve contract Amendment No. 5 with MV Cheng & Associates to increase the contract by \$200,000, for a total not-to-exceed amount of \$500,000, for as-needed financial consulting services, funded through salary savings.
7. Final Acceptance of Public Improvements for Tract Map No. 18982, located near the Northwest Corner of Francis and Central Avenues. Accept the public improvements as complete for Tract Map No. 18982 constructed by D.R. Horton CA3, Inc for the subdivision generally located at the northwest corner of Central Avenue and Francis Avenue.
8. Majestic Chino Heritage, LLC - Vesting Parcel Map. No. 20071 and Subdivision Improvement Agreement. Approve Vesting Parcel Map No. 20071 and Subdivision Improvement Agreement with Majestic Chino Heritage, LLC.

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

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

**NOES: NONE.**

**ABSENT: NONE.**

### **MAYOR AND COUNCIL REPORTS**

Mayor Ulloa

9. Community Support Fund - Mayor Ulloa. Approve community support fund contributions for multiple non-profits and community groups for the Fiscal Year 2025-26.

Staff Report By: Mayor Ulloa

RECOMMENDATION: Approve community support fund contributions to Boy Scout Troop 201 \$125; Cub Scout Pack 205 \$125; Trail Life Troop 2678 \$125; Chino American Youth Soccer Organization (AYSO Region 67) \$125; Chino American Little League \$125; Chino National Little League \$125; Chino Hills PONY Baseball \$125; Chino Pop Warner Youth Football \$125; Chino Youth Boxing Foundation \$375; Chino Girls Fastpitch \$125; Chino Community Children's Theatre \$125; Chino Mounted Posse \$500; Chino Police Officers Foundation (Run for Russ) \$100; Chino Youth Museum \$125; Rebel Ranch \$500; Don Lugo High School FFA \$250; Food for Life Ministry \$125; Hope Family Resource Center \$125; Isaiah's Rock \$125; Kiwanis Club of Chino (Corn Feed Run) \$500; Monte Vista 4-H \$250; Soroptimist International of the Chino Valley \$125; Uchooz Positive Youth \$150.

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**Motion by Council Member Flores, seconded by Council Member Lucio, to approve community support fund contributions to Boy Scout Troop 201 \$125; Cub Scout Pack 205 \$125; Trail Life Troop 2678 \$125; Chino American Youth Soccer Organization (AYSO Region 67) \$125; Chino American Little League \$125; Chino National Little League \$125; Chino Hills PONY Baseball \$125; Chino Pop Warner Youth Football \$125; Chino Youth Boxing Foundation \$375; Chino Girls Fastpitch \$125; Chino Community Children's Theatre \$125; Chino Mounted Posse \$500; Chino Police Officers Foundation (Run for Russ) \$100; Chino Youth Museum \$125; Rebel Ranch \$500; Don Lugo High School FFA \$250; Food for Life Ministry \$125; Hope Family Resource Center \$125; Isaiah's Rock \$125; Kiwanis Club of Chino (Corn Feed Run) \$500; Monte Vista 4-H \$250; Soroptimist International of the Chino Valley \$125; Uchooz Positive Youth \$150. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

Mayor Ulloa reported on Omnitrans Plans and Program Committee meeting; Watermaster Board of Director's meeting; Kiwanis Corn Feed Run Car Show & Cruise; Chino Basin Desalter Authority Finance Committee meeting; Senior Birthday Celebration; Rancho Del Chino Rotary Club Bingo de Mayo; City Manager meeting; and Closed Session.

Mayor Pro Tem Burton

10. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Chino Valley Rotary Club (Bingo Event).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contribution to Chino Valley Rotary Club Bingo Event (\$250).

**Motion by Council Member Lucio, seconded by Council Member Flores, to approve community support fund contribution to Chino Valley Rotary Club Bingo Event (\$250). 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 League of California Cities City Leaders Summit; Kiwanis Corn Feed Run Car Show & Cruise; Chino Basin Watermaster meeting; City Manager meeting; Water Facilities Authority Personnel/Management Committee meeting; briefing with the Director of the Animal Resource Center of the Inland Empire (ARC); Volunteer Recognition Dinner; Affordable Housing 101 meeting; City Manager meeting; Rancho Del Chino Rotary Club Bingo de Mayo; City Manager meeting with resident; Walk of Honor for Police Sergeant Jason Larkin; and congratulated newly promoted Police Captain Dustin Tomicic, Lieutenant Joe McArdle, and Corporal Cory Freedle.

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Council Member Comstock

11. Community Support Fund - Council Member Comstock. Approve community support fund contribution to Chino High School Sports Boosters - Girls Flag Football Program - Coach Monger.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve community support fund contribution of \$500 to Chino High School Sports Boosters for Girls Flag Football Program - Coach Monger.

**Motion by Council Member Lucio, seconded by Council Member Flores, to approve community support fund contribution of \$500 to Chino High School Sports Boosters for Girls Flag Football Program - Coach Monger. The motion carried by the following vote:**

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

**NOES:                  NONE.**

**ABSENT:              NONE.**

Council Member Comstock reported on Chino Night Market event; meeting with 4th District San Bernardino County Supervisor Curt Hagman; and the Corporate Challenge Opening Ceremony.

Council Member Flores

Council Member Flores reported on the Kiwanis Corn Feed Run Car Show & Cruise and recognized Walt Pocock for his service; M & W Aesthetics and Wellness Grand Opening and Ribbon Cutting; and West Valley Mosquito and Vector Control District meeting.

The City Council acknowledged Council Member Flores for his upcoming law school graduation.

Council Member Lucio

Council Member Lucio congratulated Lieutenant Tomicic on his promotion; spoke regarding e-bike safety concerns and asked if the policy staff is working on to change the municipal code can be implemented before summer; and wished all mother's a Happy Mother's Day.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante spoke regarding e-bike concerns and congratulated Council Member Flores on his law school graduation.

Director's Report

There was no Director's Report.

Police Chief's Report

Police Chief Mensen reported staff is working to update the City's Municipal Code related to e-bike enforcement; highlighted the department's Crisis Intervention Team in recognition of

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National Mental Health Awareness Month; spoke regarding the Chino in Action community event on June 6 at Stueve Park in The Preserve; and shared he will be attending his daughter's graduation where she will receive a master's degree from Texas Tech.

Lieutenant Tomicic provided an update stating that municipal code updates related to 7-OH/Kratom will be presented to the City Council soon.

Fire Chief's Report

Fire Chief Dave Williams announced the Sharps Collection event is on Saturday, May 9, 2026, from 8:00 a.m. to 1:00 p.m. at the Chino Valley Fire Training Center, 5092 Schaefer Avenue.

Mayor Ulloa announced Calvary Chapel Chino Valley is hosting the National Day of Prayer on the City Hall lawn on Thursday, May 7, 2026, at noon.

**ADJOURN**

The meeting adjourned at 7:44 p.m. The next Regular Meeting of the City Council will be held on Tuesday, May 19, 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 19TH DAY OF MAY 2026.

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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.)