

---

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

**TUESDAY, MARCH 3, 2026**

**MINUTES**

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

---

**CALL TO ORDER**

The March 3, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:02 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 items listed on the Closed Session agenda.

**1. 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 Cases: One Case

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Government Code 54956.8

Property: 4400 Philadelphia Street, Space 10, Chino, CA 91710

Agency Negotiator: Linda Reich, City Manager or her designee

Negotiating Parties: Lamplighter Chino, LLC

Under Negotiation: Price and Terms of Potential Sale of Property Interest

The City Council recessed to Closed Session at 5:03 p.m. and concluded at 5:52 p.m. The City Council reconvened the meeting at 6:02 p.m.

---

## **FLAG SALUTE**

Council Member Comstock led the Pledge of Allegiance.

## **CEREMONIALS**

### **Proclamations**

National Nutrition Month - Proclaim March 2026, as National Nutrition Month implemented by the Academy of Nutrition and Dietetics.

Mayor Pro Tem Burton presented the Proclamation designating March 2026 as National Nutrition Month in Chino. Rachel Phelps, Chino Community Services, Parks & Recreation Coordinator; Amy Wong, Nutrition Supervisor; and Sandra Ponce, Nutrition Services Technician, Chino Valley Unified School District, were present to accept.

### **Presentations**

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

Mayor Pro Tem Burton announced the Mayor's Home Beautification Award for March 2026 was awarded to the Nemeth Family of La Causey Court, who were unable to attend the meeting, but ensured staff will deliver the award.

## **REPORT OUT OF CLOSED SESSION**

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

### **1. 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 Cases: One Case

The City Council held a discussion, received a briefing, and no further reportable action was taken.

### **2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Government Code 54956.8

Property: 4400 Philadelphia Street, Space 10, Chino, CA 91710

Agency Negotiator: Linda Reich, City Manager or her designee

Negotiating Parties: Lamplighter Chino, LLC

Under Negotiation: Price and Terms of Potential Sale of Property Interest

The City Council received a briefing, provided direction, and no further reportable action was taken.

## **AGENDA ADDITIONS/REVISIONS**

Assistant City Manager Jackie Melendez reported there were no additions or revisions to the agenda.

## **PUBLIC ANNOUNCEMENTS**

Mayor Pro Tem Burton announced the upcoming Chino Youth Museum DairyAire Fairy Tale 5K Event, Healthy Family Day, and the Easter Bunny Extravaganza.

---

**PUBLIC COMMENTS**

Pastor Joshua Guant, Sunrise Church Chino Campus, gave the invocation.

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

**CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 7774196 to 7774457, and Electronic Fund Transfers 525860E to 525976E, totaling \$5,294,471.29.
2. Minutes. Regular Meeting Minutes for February 17, 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. Notice of Completion for the Citywide Signage Project MS221 with Myers & Sons Hi-Way Safety, Inc. Accept Project MS221 with Myers & Sons Hi-Way Safety, Inc., Contract No. 2022-227, as complete; authorize the Public Works Director to file the Notice of Completion.

**Motion by Council Member Lucio, seconded by Council Member Flores, to approve the Consent Calendar items 1-4 as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

**PUBLIC HEARING**

5. Formation of Community Facilities District 2026-1 The Meadows. Conduct a Public Hearing regarding the Formation of Community Facilities District 2026-1.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: 1) Conduct a Public Hearing regarding the formation of Community Facilities District 2026-1 (The Meadows) of the City of Chino (CFD No. 2026-1) and Improvement Area Nos. 1, 2 and 3 therein (the Improvement Areas); 2) accept tax consultant's report; 3) adopt Resolution No. 2026-014 establishing CFD No. 2026-1 and the Improvement Areas, authorizing the levy of special taxes and calling an election within each Improvement Area; 4) adopt Resolution No. 2026-015, determining the necessity to incur bonded indebtedness for CFD No. 2026-1 and each Improvement Area therein; 5) conduct a special election of the property owners within CFD No. 2026-1 and each Improvement Area therein; 6) adopt Resolution No. 2026-016, declaring results of the special election and directing recording of a Notice of Special Tax Lien on taxable property within CFD No. 2026-1 and each Improvement Area therein; 7) approve the introduction of Ordinance No. 2026-002, authorizing the levy of a special tax within CFD No. 2026-1 and each Improvement Area therein, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all necessary documents on behalf of the City.

Mayor Pro Tem Burton opened the Public Hearing.

Nadyne Lowry, Deputy Director of Finance, and Heidi Schoeppe, Webb Municipal Finance, provided a presentation on the item.

There being no requests to address the City Council on the item, Mayor Pro Tem closed the Public Hearing.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to 1) Conduct a Public Hearing regarding the formation of Community Facilities District 2026-1 (The Meadows) of the City of Chino (CFD No. 2026-1) and Improvement Area Nos. 1, 2 and 3 therein (the Improvement Areas); 2) accept tax consultant's report; 3) adopt Resolution No. 2026-014 establishing CFD No. 2026-1 and the Improvement Areas, authorizing the levy of special taxes and calling an election within each Improvement Area; 4) adopt Resolution No. 2026-015, determining the necessity to incur bonded indebtedness for CFD No. 2026-1 and each Improvement Area therein; 5) conduct a special election of the property owners within CFD No. 2026-1 and each Improvement Area therein. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

Mayor Pro Tem Burton noted the Resolutions adopted establish Community Facilities District 2026-1 (The Meadows) and Improvement Areas 1, 2, and 3, authorize the levy of special taxes within Improvement Areas in accordance with the adopted Rate and Method of Appointment, determine the necessity to incur bonded indebtedness and call an election within Improvement Areas, which election is to be held at this time by the City Clerk.

City Clerk Natalie Gonzaga reported the results of the election were unanimous, with all votes in favor of all propositions.

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

ORDINANCE NO. 2026-002 - ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN THE COMMUNITY FACILITIES DISTRICT AND IMPROVEMENT AREAS NOS. 1 THROUGH 3 THEREIN

**Motion by Council Member Lucio, seconded by Council Member Comstock, to 6) adopt Resolution No. 2026-016, declaring results of the special election and directing recording of a Notice of Special Tax Lien on taxable property within CFD No. 2026-1 and each Improvement Area therein; 7) approve the introduction of Ordinance No. 2026-002, authorizing the levy of a special tax within CFD No. 2026-1 and each Improvement Area therein, to be read by number and title and waive further reading of the ordinance; and 8) 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**

**NEW BUSINESS**

6. Accept the Safe Streets and Roads for All (SS4A) Grant Award and Establish a New Capital Improvement Program (CIP) Budget. Adopt Resolution No. 2026-017 to accept the SSFA Grand Funding; establish grant number G7265; establish a new CIP project, MS266; appropriate \$500,000 to MS266; and authorize City Manager or their designee to execute all documents.

Staff Report By: Dennis Ralls, City Traffic Engineer

RECOMMENDATION: 1) Adopt Resolution No. 2026-017, accept the Safe Streets and Roads for All Grant Funding from the U.S. Department of Transportation Federal Highway Administration (FHWA) in the amount of \$400,000 for Fiscal Year 2025-26; 2) establish grant number G7265 Safe Streets and Roads for All and appropriate \$400,000 to the Transportation Fund (320), with a corresponding increase to the grant revenue; 3) establish project number MS266 - Chino Comprehensive Safety Action Plan and appropriate \$100,000 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager or their designee to execute all related documents on behalf of the City of Chino.

Dennis Ralls, City Traffic Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Council Member Comstock inquired if this project will be brought before the Infrastructure/Streets Committee. Mr. Ralls provided confirmation that the project will be reviewed by the Committee.

**Motion by Council Member Flores, seconded by Council Member Lucio, to 1) Adopt Resolution No. 2026-017, accept the Safe Streets and Roads for All Grant Funding from the U.S. Department of Transportation Federal Highway Administration (FHWA) in the amount of \$400,000 for Fiscal Year 2025-26; 2) establish grant number G7265 Safe Streets and Roads for All and appropriate \$400,000 to the Transportation Fund (320), with a corresponding increase to the grant revenue; 3) establish project number MS266 - Chino Comprehensive Safety Action Plan and appropriate \$100,000 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager or their designee to execute all related documents on behalf of the City of Chino. The motion carried by the following vote:**

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

**NOES:            NONE.**

**ABSENT:        ULLOA**

7. Purchase Order Approval of additional Police Department Handheld and Vehicle Radios with Motorola Solutions for Projects NC221 and NC222. Approve the purchase of additional Handheld and Vehicle Radios for the PD Handheld Radio Replacement Project NC221 and PD Vehicle Radio Replacement Project NC222 in the amount of \$199,203.75 with Motorola Solutions, Inc.

Staff Report By: Mussette Ayala, Senior Management Analyst

RECOMMENDATION: 1) Approve a Purchase Order to Motorola Solutions, Inc., for the purchase of additional handheld and vehicle radios, in the amount of \$199,203.75; 2) appropriate \$199,203.75 from the Equipment Management Fund 660, with an increase of \$126,332.95 to the PD Handheld Radio Replacement Project NC221 for an updated project budget of \$1,128,996.52, and an increase of \$72,870.380 to the PD Vehicle Radio Replacement Project NC222 for an updated project budget of \$891,343.45; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Mussette Ayala, Senior Management Analyst, 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) Approve a Purchase Order to Motorola Solutions, Inc., for the purchase of additional handheld and vehicle radios, in the amount of \$199,203.75; 2) appropriate \$199,203.75 from the Equipment Management Fund 660, with an increase of \$126,332.95 to the PD Handheld Radio Replacement Project NC221 for an updated project budget of \$1,128,996.52, and an increase of \$72,870.380 to the PD Vehicle Radio Replacement Project NC222 for an updated project budget of \$891,343.45; and 3) 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**

8. Establishment of a Nonprofit Community Foundation. Adopt Resolution 2026-018 approving establishment of a Nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Approve (1) adoption of Resolution No. 2026-018 approving the establishment of a nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes; (2) authorize the City Manager to work with the City Attorney's Office to prepare articles of incorporation and all necessary documents to establish the nonprofit; (3) authorize the City Manager to designate the members to serve on the Board of the Foundation; (4) approve the recommended name of the nonprofit; and (5) require annual reports to be presented to the City Council on the Foundation's activities.

Jackie Melendez, Assistant City Manager, provided a report on the item.

Stubbie Barr, resident, provided a public comment regarding the foundation being subject to the Brown Act.

The City Council had a discussion about the establishment of the foundation, the various setup options, and the Brown Act requirements.

Stubbie Barr, provided a public comment to clarify more details about the foundation being subject to the Brown Act.

Fred Galante, City Attorney, provided input regarding the Brown Act requirements.

The City Council requested follow up regarding any obligation to comply with the Brown Act.

---

**Motion by Council Member Comstock, seconded by Council Member Flores, to Approve (1) adoption of Resolution No. 2026-018 approving the establishment of a nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes; (2) authorize the City Manager to work with the City Attorney's Office to prepare articles of incorporation and all necessary documents to establish the nonprofit; (3) authorize the City Manager to designate the members to serve on the Board of the Foundation; (4) approve the recommended name of the nonprofit; and (5) require annual reports to be presented to the City Council on the Foundation's activities. The motion included City Council's request of Staff to follow up on the Foundation's obligation to comply with the Brown Act. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

### **MAYOR AND COUNCIL REPORTS**

Mayor Ulloa

Mayor Ulloa had an excused absence.

Mayor Pro Tem Burton

9. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Chino American Little League, Chino National Little League, Chino Girls Fastpitch, Chino Kiwanis Club (Corn Feed Run).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contributions to: Chino American Little League (\$250), Chino National Little League (\$250), Chino Girls Fastpitch (\$250), Chino Kiwanis Club (Corn Feed Run) (\$250).

**Motion by Council Member Flores, seconded by Council Member Lucio, to Approve community support fund contributions to: Chino American Little League (\$250), Chino National Little League (\$250), Chino Girls Fastpitch (\$250), Chino Kiwanis Club (Corn Feed Run) (\$250). The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

Mayor Pro Tem reported on the Student Government Day event; Planning Commission meeting; Chino Basin Watermaster meeting; West End Mayor's Roundtable meeting; a meeting with a resident; 7th Annual Chino Valley Mayor's Prayer Breakfast; meeting with a property owner in Chino; Animal Resource Center meeting; State of the City interviews; Chino Basin Watermaster Board meeting; Chino Basin Desalter Authority Finance Committee meeting; Assistant City Manager meeting; and Food For Life Ministries volunteer dinner.

---

Council Member Comstock

Council Member Comstock reported on the State of the City interview.

Council Member Flores

10. Community Support Fund - Council Member Flores. Approve community support fund contribution to Chino National Little League.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve community support fund contributions to: Chino National Little League (\$350).

**Motion by Council Member Comstock, seconded by Council Member Lucio, to Approve community support fund contributions to: Chino National Little League (\$350). The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

Council Member Flores announced the upcoming Chino Corporate Challenge event; reported on the District Attorney Community Commission meeting; Code Ninjas Grand Opening; and West Valley Mosquito and Vector Control District Board meeting.

Council Member Lucio

Council Member Lucio reported on the Code Ninjas Grand Opening; announced that a new In-N-Out will be coming to the Preserve; State of the City Interviews; City staff meeting; meeting with Lewis Communities regarding security; meeting with Midori Consultants and Bridge Housing for potential projects; Assistant City Manager meeting; and congratulated the Chino High School Wrestling Team on winning CIF.

City Manager's Report

Assistant City Manager Jackie Melendez had no report.

City Attorney's Report

City Attorney Fred Galante had no report.

Director's Report

Hye Jin Lee, Director of Public Works, provided a report regarding the Turnkey Turf Removal Program through an IEUA grant that will replace the grass with drought tolerant landscape near City Hall by summertime, and the Citywide Urban Forest Management Program started in January that will take 18-24 months to complete.

Police Chief's Report

Deputy Chief Marotta announced the Police Department Awards Ceremony on March 4, 2026.

---

Fire Chief's Report

Fire Chief Williams reported that a new firetruck company is now in service as of two days ago.

Mayor Pro Tem Burton requested the meeting be adjourned in memory of the men and women of the armed forces who recently lost their lives.

**ADJOURN**

The meeting adjourned at 7:26 p.m. in memory of the men and women of the armed forces who recently lost their lives. The next meeting of the City Council will be held on Tuesday, March 24, 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 24th DAY OF MARCH 2026.

\_\_\_\_\_  
CURTIS BURTON, MAYOR PRO TEM

ATTEST:

\_\_\_\_\_  
NATALIE GONZAGA, CITY CLERK

\*\*\*\*\*  
(These minutes are not official until signed.)