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

TUESDAY, APRIL 21, 2026

MINUTES

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

CALL TO ORDER

The April 21, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:30 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: 1014-281-03 5412 Francis Ave and 1014-281-08 0 Francis Ave.

Agency Negotiator: Linda Reich, City Manager or her designee;

Negotiating Parties: Grand West Coast Investment, LLC

Under Negotiation: Price and Terms of Potential Acquisition

Mayor Ulloa recused herself from Closed Session. The City Council recessed to Closed Session at 5:32 p.m. and concluded at 5:58 p.m. The City Council reconvened the meeting at 6:04 p.m.

FLAG SALUTE

Chino Valley Young Marine Private 1st Class Hewitt led the Pledge of Allegiance.

CEREMONIALS

Proclamations

Donate Life Month - Proclaim April 2026 as Donate Life Month in the City of Chino.

Mayor Ulloa read the Donate Life Month proclamation into the record and presented it to Robert Ralston, One Legacy Ambassador.

Presentations

CHINO Days Award Recipients - Recognition of the 2026 CHINO Days Art Contest Award Winners.

Mayor Ulloa called up Brittany Zarcal, Community Services, Parks & Recreation Supervisor, who presented the certificates to the 2026 CHINO Days Art Contest award winners Rosie Chen, Enzo Shen, Isaac Lam, Kairi Kuo, Luna Chu, Destiny Shen, Vicky Wang, Saayli Shurre, Jaylyn Wu, Jade Barela, and Alexandra Arteaga Almanza.

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

- Barsoum Dental
- Prado Equestrian Center

Mayor Ulloa presented the Business of the Month for April 2026 to Prado Park Equestrian Center. The award was accepted by owner Jennifer Serpa.

Mayor Ulloa announced and congratulated the next Business of the Month for April 2026, Barsoum Dental Care, who were unable to attend the meeting, but ensured the award will be delivered to them following the meeting.

REPORT OUT OF CLOSED SESSION

City Attorney Fred Galante reported out of closed session as follows, noting Mayor Ulloa recused herself from the Closed Session.

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Mayor Ulloa was not present and did not participate in the discussion. The balance of the City Council received an update, held a discussion, 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 April 21, 2026. Receive and file the External Agency Report for April 21, 2026 (Covering Meetings from February 1-28, 2026).

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

PUBLIC ANNOUNCEMENTS

Mayor Ulloa provided comments on the State of the City, and announced the Inland Empire Utilities Agency Earth Day Event on April 23, 2026 and Kiwanis Corn Feed Run on April 25, 2026.

PUBLIC COMMENTS

Chaplain Marco Miranda, Chino Valley Fire District, provided the invocation.

Shane Massoud, Southern California Edison Government Relations Manager, provided an introduction.

Sophia Cohen, Representative, 53rd District Assemblymember Michelle Rodriguez, announced an upcoming community event.

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

Michael Sherman, resident, spoke regarding code enforcement concerns, and submitted letters to the City Council that were saved to the meeting record.

Lucas Martinez, Ayala High School student, provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7774195 to 7775108, and Electronic Fund Transfers 526195E to 526293E, totaling \$2,594,091.35.
2. Minutes. Approve Minutes for (a) Regular Meeting on April 7, 2026 and (b) Special Meeting on April 14, 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. Adoption of Ordinance No. 2026-003. Adopt Ordinance No. 2026-003, approving the Chino Police Department's "Military Equipment" Use Policy (Second Reading).
ORDINANCE NO. 2026-003 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA APPROVING THE UPDATED CHINO POLICE DEPARTMENT'S MILITARY EQUIPMENT USE POLICY
5. Public Improvement Agreement with Great Dragon, LLC for Site Approval PL22-0027, located at 13787 Oaks Avenue. Approve a Public Improvement Agreement with Great Dragon, LLC for PL22-0027, located at 13787 Oaks Avenue; and authorize the City Manager to execute all the necessary documents on behalf of the City.
6. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 3910 Chino Avenue for a proposed single-family home and Accessory Dwelling Unit (ADU) located within the City of Chino's Sphere of Influence. Adopt Resolution No. 2026-024 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 3910 Chino Avenue.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar Items 1-6 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

7. Authorize the City of Chino to join Public Risk Innovation, Solutions, and Management (PRISM) for Fiscal Year 2026-27 for general and excess municipal liability insurance coverage. Adopt a Resolution authorizing the City of Chino to join PRISM for fiscal year (FY) 2026-27 for general and excess municipal liability insurance coverage.

Staff Report By: Terry Doyle, Director of Human Resources & Risk Management and Krystle Murillo, Deputy Director of Human Resources & Risk Management

RECOMMENDATION: Adopt Resolution No. 2026-025 authorizing the City of Chino to join Public Risk Innovation, Solutions, and Management (PRISM) for the City's general and excess municipal liability insurance coverage effective Fiscal Year 2026-27; designate the City Manager as primary member and Director of Human Resources/Risk Management as alternate member representative to the PRISM Governing Board; and authorize the City Manager to execute all required membership agreements to bind coverage with PRISM and related carriers.

Terry Doyle, Director of Human Resources/Risk Management, and Krystle Murillo, Deputy Director of Human Resources/Risk Management, provided a presentation on the item.

Motion by Council Member Comstock, seconded by Council Member Flores, to Adopt Resolution No. 2026-025 authorizing the City of Chino to join Public Risk Innovation, Solutions, and Management (PRISM) for the City's general and excess municipal liability insurance coverage effective Fiscal Year 2026-27; designate the City Manager as primary member and Director of Human Resources/Risk Management as alternate member representative to the PRISM Governing Board; and authorize the City Manager to execute all required membership agreements to bind coverage with PRISM and related carriers. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

8. Approve the Consolidation, Amendment, and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Circulation Development Impact Fees (DIF). First Amendment to Contract No. 2025-167 for The Preserve Circulation DIF Program and Acceptance of the Updated Circulation DIF Credit and Reimbursement Reconciliation for various project-specific development projects through May 31, 2025.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator

RECOMMENDATION: 1) Approve the First Amendment to Contract No. 2025-167, the Construction Credit and Reimbursement Agreement for The Preserve Circulation (Streets, Signals and Bridges) Development Impact Fee Program for projects constructed between 2004 and 2019, in the amount of \$2,944,627.25, for a revised total contract amount not to exceed \$38,076,155.62, between the City of Chino and Chino Development Corporation, a California corporation, and Chino Preserve Development Corporation, a California corporation; 2) accept the updated Circulation DIF Credit and Reimbursement Reconciliation for project-specific development projects in the amount of \$10,720,544.70 through May 31, 2025; and 3) 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 on the item.

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to 1) Approve the First Amendment to Contract No. 2025-167, the Construction Credit and Reimbursement Agreement for The Preserve Circulation (Streets, Signals and Bridges) Development Impact Fee Program for projects constructed between 2004 and 2019, in the amount of \$2,944,627.25, for a revised total contract amount not to exceed \$38,076,155.62, between the City of Chino and Chino Development Corporation, a California corporation, and Chino Preserve Development Corporation, a California corporation; 2) accept the updated Circulation DIF Credit and Reimbursement Reconciliation for project-specific development projects in the amount of \$10,720,544.70 through May 31, 2025; and 3) authorize the City Manager to execute all 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.

9. Purchase of Real Property at 13272 6th Street. Adopt a Resolution authorizing the Purchase and Sale of Real Property and Joint Escrow Instructions to acquire a property at 13272 6th Street.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: 1) Adopt Resolution 2026-026, authorizing the Purchase and Sale of Real Property and Joint Escrow Instructions ("Purchase Agreement") to acquire a property at 13272 6th Street ("Property") from Terri Gillette, as Successor Trustee of the Sturzenegger Family Trust, and Kent H. Cheng, as Successor Trustee of the Langdon and Jo Ann Tannehill 1992 Trust (jointly the "Owner") in the amount of \$2,500,000, including \$11,000 for fees and other costs related to the sale; 2) appropriate \$2,511,000 from the General Fund balance; and 3) authorize the City Manager to execute all necessary documents.

Fred Galante, City Attorney, provided a report on the item.

Motion by Council Member Flores, seconded by Council Member Lucio, to 1) Adopt Resolution 2026-026, authorizing the Purchase and Sale of Real Property and Joint Escrow Instructions ("Purchase Agreement") to acquire a property at 13272 6th Street ("Property") from Terri Gillette, as Successor Trustee of the Sturzenegger Family Trust, and Kent H. Cheng, as Successor Trustee of the Langdon and Jo Ann Tannehill 1992 Trust (jointly the "Owner") in the amount of \$2,500,000, including \$11,000 for fees and other costs related to the sale; 2) appropriate \$2,511,000 from the General Fund balance; and 3) authorize the City Manager to execute all necessary documents. 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 Mayor's Prayer Breakfast; Omnitrans Administration and Finance Committee meeting; Chino Valley Fire District Ops 101; Funeral and Celebration of Life for Cindy Layaye; Soroptimist Chino Valley Bingo; State of the City; SBCTA Transit Metro Valley Committee meeting; Grandparents Day at OC Elementary School; Funeral and Celebration of Life for Dick Van Der Meulen; Zoom meeting regarding community priorities; and City of Ontario meeting regarding water issues.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the State of the City; Planning Commission meeting; Chino Basin Watermaster Advisory Committee meeting; City Manager meeting; Zoom meeting regarding community priorities; Cultural Arts Foundation meeting; City of Ontario meeting regarding water issues; and Closed Session.

Council Member Comstock

Council Member Comstock reported on the State of the City and recognized Fourth District San Bernardino County Supervisor Curt Hagman for his significant contributions towards funding the Chino Rancho Park project and the City's new helicopter.

Council Member Flores

Council Member Flores reported on the Prado Regional Park Improvements Ribbon Cutting; State of the City; and Carbon Remodeling Ribbon Cutting.

Council Member Lucio

Council Member Lucio reported on the Chino Valley Fire District Ops 101; The Club on Main at the Preserve Grand Opening; CIM/CIW Citizens Advisory Committee meeting; State of the City; Demolition Derby meeting; City Manager meeting; meeting with Homecoming resident Tamika Carter; meeting with Stubbie Bar at the Ivy at College Park.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante reported on SB 1439 related to campaign contributions.

Director's Report

Silvia Avalos, Director of Community Services, Parks, & Recreation, announced the Annual Corporate Challenge kick-off event is May 2, 2026. Council Member Lucio added that the California Institution for Men (CIM) employees have expressed interest in future participation.

Police Chief's Report

Police Chief Mensen reported on the Student Against Drunk Driving Program events at Chino High School and Don Lugo High School.

Fire Chief's Report

Fire Deputy Chief Jeremy Ault thanked the Chino Valley Fire District Ops 101 participants and announced three newly hired firefighter-paramedics.

ADJOURN

The meeting adjourned at 7:17 p.m. The next Regular Meeting of the City Council will be held on Tuesday, May 5, 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 5TH DAY OF MAY 2026.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)