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

TUESDAY, OCTOBER 7, 2025

MINUTES

**CLOSED SESSION – 4:00 PM
OPEN SESSION – 6:00 PM**

CALL TO ORDER

The October 7, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:00 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

2. LIABILITY CLAIMS Pursuant to Government Code Section 54956.95 to consider the following Worker's Compensation Claim: Claimant: Todd Arnold Case Number(s): ADJ19707955 and ADJ9707954 Agency Claimed Against: City of Chino

3. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local1932 Professional, Technical and Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors; and Part-time Employees

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-052-04; 5349 E. Phillips Blvd., Chino Agency Negotiator: Linda Reich, City Manager or her designee Negotiating Parties: Christopher Thi Under Negotiation: Price and Terms of Potential Acquisition

The City Council recessed to Closed Session at 4:03 p.m. and concluded at 5:44 p.m. The City Council reconvened the meeting at 6:06 p.m.

FLAG SALUTE

Council Member Comstock led the Pledge of Allegiance.

ADJOURNMENT IN MEMORY OF COMMISSIONER STEVE LEWIS

Mayor Ulloa sadly announced that tonight's meeting will adjourn in memory of Planning Commissioner Steve Lewis, who recently passed away. Mayor Ulloa spoke about Commissioner Lewis' dedication to a life of service, to the City of Chino, and the lasting impact he made on the community. On behalf of the City Council and Chino community, Mayor Ulloa extended heartfelt condolences to Commissioner Lewis' family and friends. A moment of silence was held in his honor.

CEREMONIALS

Proclamations

World Homeless Day - Proclaim October 10, 2025 as World Homeless Day.

Mayor Ulloa read into the record the Proclamation designating October 10, 2025, as World Homeless Day in Chino. Kari Franco, Community Services, Parks & Recreation Supervisor (CSPR), members of the Homeless Outreach Team, and Quality of Life Team, accepted the Proclamation.

Domestic Violence Awareness Month - Proclaim October 2025 as Domestic Violence Awareness Month.

Mayor Ulloa read into the record the Proclamation designating October 2025 as Domestic Violence Awareness Month in Chino. Kari Franco, CSPR Supervisor, and Pat Bell, Executive Director/CEO of House of Ruth, accepted the Proclamation.

Community Planning Month - Proclaim October 2025 as Community Planning Month.

Mayor Ulloa read into the record the Proclamation designating October 2025 as Community Planning Month in Chino. Planning Commission Chair Jimmy Alexandris, Member Larry Vieira, Member Brandon Blanchard, and Member Kevin Cisneroz, accepted the Proclamation.

Presentations

General Plan Advisory Committee - Recognition of the General Plan Advisory Committee (GPAC) Members for their contributions to the 2045 General Plan Update.

Mayor Ulloa called up Michael Hitz, Principal Planner, who presented certificates of recognition to the General Plan Advisory Committee. Lynda Flathers, Neal Jerry, Harvey Luth, Bobby Martinez, Shari Rodelo, Irene St. Esteban, Larry Vieira, and the family of Steve Lewis were present to accept their awards. Committee members recognized, but not present were Dave Frewing, Brandy Jones, and Darian Venerable.

Business of the Month - Award of Business of the Month for October 2025 to:

- Francis Animal Hospital
- Bevy Beans Coffee

Mayor Ulloa presented the October 2025, Business of the Month Award to Francis Animal Hospital. Owner Dr. Choi and his General Manager, were present to accept the award.

Mayor Ulloa announced the next October 2025, Business of the Month Awardee, Bevy Beans Coffee, was unable to attend, but will be recognized at the next meeting.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for October 2025.

Mayor Ulloa presented the Mayor's Home Beautification Award for October 2025, to Robert Grout of Alma 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 a briefing from both City Attorney Galante and Attorney Matthew Silver, provided direction, and no further reportable action was taken.

2. LIABILITY CLAIMS Pursuant to Government Code Section 54956.95 to consider the following Worker's Compensation Claim: Claimant: Todd Arnold Case Number(s): ADJ19707955 and ADJ9707954 Agency Claimed Against: City of Chino

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

3. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local1932 Professional, Technical and Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors; and Part-time Employees

The City Council received an update, and no further reportable action was taken.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-052-04; 5349 E. Phillips Blvd., Chino Agency Negotiator: Linda Reich, City Manager or her designee Negotiating Parties: Christopher Thi Under Negotiation: Price and Terms of Potential Acquisition

The City Council received an update, provided direction, 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 Ulloa provided the following notifications:

-Halloween Spooktacular is Friday, October 31, 2025, from 4:00 - 9:00 p.m. at Ruben S. Ayala Park, 14225 Central Avenue. For information, visit cityofchino.org/halloween.

-Haunted House Halloween Decor Contest entries can be submitted by October 30, 2025, at noon. To enter, visit cityofchino.org/hauntedhouses.

Mayor Ulloa announced that the meeting would adjourn in memory of Angel Martinez, a talented young athlete and member of the Chino Boxing Club. On behalf of the City Council, the Mayor extended condolences to Mr. Martinez's family and friends.

PUBLIC COMMENTS

Pastor Mike Spradlin, Valley Christian Church, Chino Police Department Chaplain, provided the invocation.

Lynda Flathers, Chino Valley History Society President, invited the community to attend the 4th Annual Chino Harvest Festival at the Old Schoolhouse Museum and Farm on Saturday, October 11, 2025, from 10:00 a.m. - 4:00 p.m.

Maureen Moe Mendoza, spoke regarding the Animal Resource Center (ARC), their lack of a Trap Neuter Release (TNR) program, local veterinary assistance, and concerns regarding ARC meetings. Ms. Mendoza also submitted a letter to the City Council members.

Terri Carver, Feral Cat Organization, spoke regarding TNR in Chino and thanked Dr. Choi, Francis Animal Hospital, for supporting the feral cat program in the City.

Donna Marchesi, spoke regarding the feral cat program and requested the ARC record their board meetings and have a central website.

Katharine Morales, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Ashraf, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Jasser, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and requested the City Council adopt a ceasefire resolution.

Mel, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Alexis, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and requested the City Council adopt a ceasefire resolution.

Jessica O., spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Sylvia Barber, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Justice May, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Jonathon, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Madeline Newman Rios, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Rat, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and police involvement with the unhoused community.

Anees Rehman, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and requested the City Council adopt a ceasefire resolution.

Ashal Al-MuQawama, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Safia, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Peter Attwood, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Gilbert, Brown Beret representative, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Mischa, Dignity Sustained, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills.

Anonymous, spoke in opposition to NSMP 7 and ICE detentions.

Nicole, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and ICE raids.

Hazel Romero, Nicole, spoke in opposition to the Pray Vote Stand event at Calvary Chapel Chino Hills and ICE raids.

Neal Yeager, spoke in recognition of October 7th as being two years since Israel was attacked by Hamas and requested a ceasefire resolution.

Caitlin Shepherd, spoke about police funding and opposition to ICE raids.

Mayor Ulloa thanked the public for their comments regarding the upcoming Calvary Chapel Chino Hills event and clarified the City's role in the special event process. She explained that the City of Chino does not fund, approve, or endorse events held by private organizations, nor does it participate in selecting speakers or setting agendas. Calvary Chapel Chino Hills has requested and received an event permit, and if police services are requested for this event, the hosting organization funds those services not the city.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 525089 to 525090, 7772270, 7772325 to 7772442, and Electronic Fund Transfers 7772271 to 7772724, totaling \$2,671,170.53.

2. Minutes. Approve Regular Meeting Minutes for (a) September 16, 2025, (b) May 2, 2023, and Special Meeting Minutes for (c) May 2, 2023 (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. Falloncrest Development Agreement Annual Monitoring Report and Issuance of Certificate of Agreement Compliance. Accept the Annual Monitoring Report for the Falloncrest Development Agreement and Authorize the City Manager, or their Designee, to Issue a Certificate of Agreement Compliance.
5. Acceptance of Permanent Local Housing Allocation (PLHA) Standard Agreement. Accept the State of California PLHA funding Standard Agreement; establish a new Fund titled Acceptance of Permanent Local Housing Allocation; appropriate grant funds in the amount of \$804,163.00.
6. Federal Asset Forfeiture Funds - Aviation Safety and Operating Equipment Purchase (Federal Grant G4261). Establish the Federal Grant Number G4261 and appropriate \$85,000.00 from the available reserves of the Asset Forfeiture Fund-Dept of Justice Fund 120 for the purchase of aviation safety and operating equipment.
7. CalRecycle Grant and Payment Program Applications. Adopt Resolution No. 2025-066 authorizing submittal of applications to California Department of Resources Recycling and Recovery (CalRecycle) for various grants and payment programs.
8. Sale of Stored Groundwater Reserves to Niagara Bottling Company. Approve the sale of 2,000 acre-feet from the City's excess Carryover stored groundwater reserves to Niagara Bottling Company.
9. Shea Homes Limited Partnership - Replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11 - Lots 5, 6 & 8). Approve replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11- Lots 5, 6 & 8), generally located south of Legacy Park Street, east of Main Street, and north of East Preserve Loop.

Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to approve the Consent Calendar items 1-9 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

Mayor Ulloa had no report.

Mayor Pro Tem Burton

Mayor Pro Tem Burton extended condolences to the family of Commissioner Steve Lewis and Angel Martinez.

Council Member Comstock

Council Member Comstock extended condolences to family of Commissioner Steve Lewis and Angel Martinez.

Council Member Flores

Council Member Flores has no report.

Council Member Lucio

Council Member Lucio had no report.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante extended condolences to the family of Commissioner Steve Lewis.

Police Chief's Report

Police Chief Mensen spoke regarding Senate Bill 54, noting the Chino Police Department complies with the California Values Act, and does not participate in immigration enforcement.

Director's Report

No Director's Report.

Fire Chief's Report

Fire Chief Dave Williams had no report.

ADJOURNED IN MEMORY OF COMMISSIONER STEVE LEWIS AND ANGEL MARTINEZ

The meeting adjourned at 8:05 p.m. in memory of Commissioner Steve Lewis and Angel Martinez. The next Regular Meeting of the City Council will be held on Tuesday, October 21, 2025 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 OCTOBER 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)