



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the Council Chambers. Additionally, members of the public may submit electronic public comments to CityClerk@cityofchino.org no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

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

TUESDAY, OCTOBER 21, 2025

REGULAR MEETING

AGENDA

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

ROLL CALL

Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

CLOSED SESSION PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of case: Mary Ingrid Culp vs. City of Chino; (Case No. CIVSB2222717)

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION.

Pursuant to Paragraph (1) of Subdivision (d) of Government Code Section 54956.9
City of Chino, et al v. Inland Empire Utilities Agency (Los Angeles Superior Court Case No. 24STCP02321)

FLAG SALUTE

CEREMONIALS

Proclamations

Proclamation Recognizing State Senator Susan Rubio - Recognition of Senator Susan Rubio for authoring Senate Bill 536, a landmark bill marking the beginning process for the City of Chino to acquire the former Heman G. Stark Youth Correctional Facility from the State of California.

Lights on Afterschool Day. - Proclaim October 23, 2025, as Lights On Afterschool Day in the City of Chino.

Presentations

Recognition of Kaitlyn Clancy - Presentation Honoring Kaitlyn Clancy for Her Heroic Delivery of a Baby on a Chino Sidewalk.

Business of the Month - Award of Business of the Month for October 2025 to Bevy Beans Coffee.

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

INFORMATION

External Agency Report for October 21, 2025. Receive and file the External Agency Report for October 21, 2025 (Covering Meetings from August 1 - August 31, 2025).

PUBLIC ANNOUNCEMENTS

This is the time and place for the Mayor to inform the public of all upcoming events and past occurrences of communitywide interest and concern.

PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or City Council requests that an item be removed from the Consent Calendar, all items will be acted upon as a whole and by one vote. Items placed on the Consent Calendar represent routine expenditures and/or actions that support ongoing City operations.

1. Warrants. Approve expenses as audited and within budget for warrants 7772443 to 7772670, and Electronic Fund Transfers 525091E to 525179E, totaling \$9,221,071.27.
2. Minutes. Regular Meeting Minutes for October 7, 2025 (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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated October 21, 2025, the Tracked State Legislation Report; and Position Letters on Legislation.
5. Second Amendment to City Manager's Employment Agreement. Approve the Second Amendment to the City Manager's Employment Agreement.
6. Project Update - Solar Power Purchase Agreement (PPA). Receive and file an update of the Solar Power Purchase Agreement (PPA) to BP Solar Chino LLC as the contracting entity.
7. Approve Contract Amendment No. 4 to the Professional Services Agreement with MV Cheng & Associates. Approve a contract amendment with MV Cheng & Associates increasing the not-to-exceed amount from \$150,000 to \$300,000 to provide interim financial consulting services.
8. Award a Professional Services Agreement with CT&T Concrete Paving, Inc., Diamond Bar, CA. Approve a Professional Services Agreement with CT&T Concrete Paving, Inc., Diamond Bar, CA, in the amount of \$580,000 for As-Needed Concrete Repair Services.
9. Notice of Completion for the Water Service Lateral Replacement in Hampshire Village Project (WA255) with G&A Nelos Construction, Inc. Accept Project WA255 with G&A Nelos Construction, Inc., Contract 2025-282, as complete; authorize release of retention funds following the 35-day lien period; authorize the Director of Public Works to file the Notice of Completion on behalf of the City.

CONTINUED PUBLIC HEARING

Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.

10. Appeal of Planning Commission action approving the Chino Gateway Terminal Project. Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097, PL24-0098, and PL24-0120, based upon the findings and subject to the departmental conditions of approval.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: 1) Conduct a Public Hearing; and 2) Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

PUBLIC HEARING

11. Community Development Block Grant (CDBG) FY 2022-23 Action Plan - Substantial Amendment. Adopt a Resolution approving the Community Development Block Grant FY 2022-23 Action Plan Substantial Amendment.

Staff Report By: Traci Rossetti-Smith, Senior Management Analyst

RECOMMENDATION: 1) Conduct a Public Hearing; 2) adopt Resolution 2025-067, approving the substantial amendment to the City of Chino's FY 2022-23 Annual Action Plan for the Community Development Block Grant (CDBG) Program; 3) transfer \$31,500 in Fund 350 allocated funds from project G6231 to project SN240; 4) authorize the City Manager to execute all required documents pertaining to the amendment; and 5) approve submission of the amendment to the United States Department of Housing and Urban Development (HUD).

12. Amending Title 15 of the Chino Municipal Code. Introduction of Ordinance No. 2025-007, amending Title 15 (Building and Construction) of the Chino Municipal Code.

Staff Report By: Basel Badawi, Building Official

RECOMMENDATION: Conduct a public hearing and approve the introduction of Ordinance No. 2025-007, amending the Title 15, Building and Construction, of the Chino Municipal Code, to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE NO. 2025-007 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CHINO MUNICIPAL CODE, ADOPTING THE CALIFORNIA CODE OF REGULATIONS TITLE 24, INCLUDING THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA REFERENCED STANDARDS CODE, CALIFORNIA WILDLAND INTERFACE CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE.

NEW BUSINESS

13. Professional Services Agreement to Dudek to prepare the City's Urban Forest Management Plan. Award a Professional Services Agreement to Dudek to prepare the City's Urban Forest Management Plan (MS260).

Staff Report By: Michelle Chapman, CIP Engineering Manager

RECOMMENDATION: Award a professional services agreement to Dudek for \$245,377.00 to prepare the City's Urban Forest Management Plan (MS260); and authorize the City Manager to execute all necessary documents on behalf of the City.

14. Amending Chapter 10.64 of the Chino Municipal Code. Introduction of Ordinance No. 2025-008, Amending Chapter 10.64 of the Chino Municipal Code Regulating Parades and Special Events.

Staff Report By: Nikki Love, Strategic Initiatives Manager

RECOMMENDATION: Approve the Introduction of Ordinance No. 2025-008 amending Chapter 10.64 of the Chino Municipal Code regulating Parades and Special Events, to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE NO. 2025-008 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 10.64 (PARADES AND SPECIAL EVENTS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE CHINO MUNICIPAL CODE

15. Amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code. Introduction of Ordinance No. 2025-009 Amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code to Modify City of Chino Planning Commission Members.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Approve the introduction of Ordinance No. 2025-009, amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code (CMC) to provide for the reduction in the number of resident Planning Commission members from seven to five, to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE NO. 2025-009 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 2.36 (PLANNING COMMISSION) TO PROVIDE FOR THE REDUCTION IN THE NUMBER OF RESIDENT PLANNING COMMISSION MEMBERS FROM SEVEN TO FIVE

MAYOR AND COUNCIL REPORTS

This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.

Mayor Ulloa

Mayor Pro Tem Burton

16. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Soroptimist International of the Chino Valley.

Staff Report By: Mayor Pro Tem Curtis Burton

RECOMMENDATION: Approve community support fund contribution of \$100 to Soroptimist International of the Chino Valley.

Council Member Comstock

Council Member Flores

17. Community Support Fund - Council Member Flores. Approve community support fund contributions to No More Locked Doors, Chino Youth Boxing Foundation, and the Chino Youth Museum.

Staff Report By: Council Member Christopher Flores

RECOMMENDATION: Approve a community support fund contribution of \$500 to No More Locked Doors, \$500 to Chino Youth Boxing Foundation, and \$500 to the Chino Youth Museum.

Council Member Lucio

City Manager's Report

City Attorney's Report

Police Chief's Report

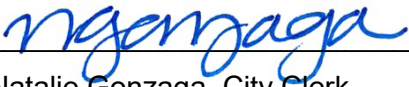
Director's Report

Fire Chief's Report

ADJOURN

The next Regular Meeting of the City Council will be held on Tuesday, November 4, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, October 17, 2025 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.