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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, OCTOBER 3, 2023**

**MINUTES**

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**CALL TO ORDER**

The October 3, 2023, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:02 p.m. by Mayor Eunice M. Ulloa in the Council Chambers.

**ROLL CALL**

**PRESENT:** Mayor Eunice M. Ulloa, Council Member Curtis Burton, Council Member Christopher Flores, and Council Member Marc Lucio

**ABSENT:** Mayor Pro Tem Karen C. Comstock

**FLAG SALUTE**

Council Member Flores led the assembly in reciting the Pledge of Allegiance.

**CEREMONIALS**

**Proclamations**

Domestic Violence Awareness Month. Proclaim October 2023 as Domestic Violence Awareness Month.

Mayor Ulloa read into the record the proclamation designating the month of October 2023 as Domestic Violence Awareness Month and presented it to June Sano, City of Chino Clinical Specialist, Pat Bell, House of Ruth Chief Executive Officer, and Rhonda Beltran, House of Ruth Chief Development Officer.

Community Planning Month. Proclaim October 2023 as Community Planning Month.

Mayor Ulloa read into the record the proclamation designating the month of October 2023 as Community Planning Month and presented it to Planning Commission Chair Kevin Cisneroz, Vice Chair Jimmy Alexandris, and Planning Commissioners Brandon Blanchard, Joanna Chavez, Lissa Fraga, Steve Lewis, and Lawrence Vieira.

**Presentations**

Chino Youth Boxing Foundation's Saturday Night Fights Boxers. Recognition of Chino Youth Boxing Foundation's Saturday Night Fights Boxers.

Mayor Ulloa presented certificates of recognition to Ray Morales, Chino Youth Boxing Foundation Vice President and the Chino Youth Boxing Foundation's Saturday Night Fights Boxers and Coaches. Mayor Ulloa thanked Council Member Burton who emceed the event and Council Member Flores for participating in the boxing match against former Boxing Team member Francisco Juarez, Jr.

Business of the Month - October 2023. Award of Business of the Month for October 2023 to All Star Cleaners.

Mayor Ulloa presented the Business of the Month October 2023 to All Star Dry Cleaners. Khoj and Rupal Shikari were present to accept the award.

Mayor's Home Beautification Award. Award of Mayor's Home Beautification Award for October 2023.

Mayor Ulloa presented the Mayor's Home Beautification Award for October 2023 to Junior Valdivia of Chino.

St. Margaret Mary's Catholic Church 75th Anniversary. Recognition of the 75th Anniversary of St. Margaret Mary's Catholic Church.

Mayor Ulloa presented a Certificate of Recognition in honor of St. Margaret Mary's Catholic Church 75th Anniversary. Father Restituto Galang was present to accept the award.

### **AGENDA ADDITIONS/REVISIONS**

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

### **PUBLIC ANNOUNCEMENTS**

The announcements were moved to the end of the meeting.

### **PUBLIC COMMENTS**

Rob Burns, City of Chino Director of Finance, provided the invocation.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 767214 to 767460, and Electronic Fund Transfers 517942E to 518040E, totaling \$6,365,541.71.
2. Minutes. Regular Meeting Minutes for September 19, 2023 (Council Member Flores Absent-Excused).
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. Award of Contract - Courts Construction Company, Inc. - City Hall Interior Improvements Project (PF210). Award a construction contract in the amount of \$54,865 with Courts Construction Company, Inc. for the City Hall Finance, Human Resources, and Information Technology Offices Interior Improvement Project (PF210), including authorized expenditures of up to \$5,486 for construction contingencies, for a not-to-exceed contract amount of \$60,351.
5. Award of Contract - Mariposa Landscape, Inc. Award a construction contract in the amount of \$56,499.20, including authorization for expenditures of up to \$5,649.00 for construction contingencies for a not-to-exceed construction contract amount of \$62,148.20 to Mariposa Landscapes, Inc. for the Community Garden Park Irrigation and Turf Replacement Project (IB238).
6. Award of Contract - Police Department SMARTD Chiller #2 Repair. Award a construction contract in the amount of \$47,435, including \$4,743 for construction contingencies, for a not-to-exceed construction contract amount of \$52,178 to Allison Mechanical, Inc., Redlands, CA for the Police Department SMARTD Chiller #2 repair.



7. Vendor Cap Increase - C.E. Mechanical, Inc. Approve a vendor cap increase of \$40,000 with C.E. Mechanical, Inc. for a total not-to-exceed amount of \$90,000, for preventative maintenance and on-call services for Citywide heating, ventilating, and air-conditioning (HVAC) services.
8. Master Contracts - Chino Valley Unified School District. Approve the Master Contracts with the Chino Valley Unified School District for the ASES (RAAP/SOAR), TYKES, and Homeless Innovation Program (HIP) programs.
9. The Preserve Sewer Main Improvements Annual Reconciliation of Sewer Credits Fiscal Year 2022-23 (Chino Preserve Development Corporation). Approve The Preserve Sewer Main Improvements Annual Reconciliation of Sewer Credits Fiscal Year 2022-23 (Chino Preserve Development Corporation).
10. Falloncrest Development Agreement Certificate of Agreement Compliance. Accept the Annual Monitoring Report and approve issuance of the Certificate of Agreement Compliance for the Falloncrest Development Agreement.
11. Contract Amendment and Vendor Cap Increase - Koff & Associates, an Arthur J. Gallagher Company. Approve a contract amendment to extend contract terms and increase contract 2022-078 by \$84,545, for a total contract amount of \$161,930, for the Citywide study services by Koff & Associates, an Arthur J. Gallagher Company.

**Motion by Council Member Flores, seconded by Council Member Lucio, to approve the Consent Calendar items 1 through 11 as presented. The motion carried by the following vote:**

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

**NOES:              NONE.**

**ABSENT:           COMSTOCK**

## **PUBLIC HEARING**

12. Philadelphia Street Industrial Development Project Appeal and East End Annexation. Conduct a public hearing, adopt Resolution No. 2023-056, approve the introduction of Ordinance No. 2023-019, adopt Resolution No. 2023-057, and adopt Resolution No. 2023-058 regarding the Philadelphia Street Industrial Development Project Appeal and East End Annexation.

Staff Report By: Kim Le, Associate Planner

RECOMMENDATION: 1) Conduct a public hearing; 2) adopt Resolution No. 2023-056, adopting a Mitigated Negative Declaration for the Annexation/Prezone (PL20-0003), Site Approval (PL20-0004) and Tentative Parcel Map No. 20174 (PL20-0005) for the Philadelphia Street Industrial Development Project and East End Annexation; 3) approve the introduction of Ordinance No. 2023-019, approving PL20-0003 (Prezone/Annexation), in conjunction with the proposed annexation of the East End Annexation area, to be read by number and title only, and waive further reading of the Ordinance; 4) adopt Resolution No. 2023-057, requesting that the Local Agency Formation Commission (LAFCO) initiate annexation proceedings for PL20-0003 (Prezone/Annexation); and 5) ~~adopt Resolution No. 2023-058 denying the appeal of the Planning Commission's action approving PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174).~~

Mayor Ulloa opened the public hearing.

Kim Le, Associate Planner provided a report on the item. Ms. Le confirmed the appellant

withdrew their appeal and announced that a revised Attachment C - Appendix K was submitted that addressed typical errors.

Ms. Le also noted the City Council was provided with a letter from Chino resident William McCombs regarding the item.

Mayor Ulloa called for public comments.

Thomas Ruiz, representing the LiUNA union, spoke in favor of the proposed annexation.

Dean Washle, representing the Palma Project Management, spoke in favor of the proposed annexation.

Jose Radillo, member of the LiUNA, spoke in favor of the proposed annexation which will help generate employment opportunities in the construction industry.

There being no additional requests to address the City Council on this item, the Mayor closed the public hearing.

Council Member Burton inquired if the County construction improvements will occur simultaneously with the City's road construction improvement project, noting he recommended to minimize disruptions for the local residents, specifically residents who reside in the Sullivan Ranch area.

City Manager Reich explained the City has actively communicated with the County but cannot ensure their construction will continue to Francis Avenue.

Council Member Burton inquired if there are any potential civil or legal issues as a result of the annexation, if the City annexes the entire street on East End.

City Attorney Galante explained that City staff confirmed the jurisdictional boundary lines appropriately front the street centerline and there is no circumstances where the City's jurisdictional line covers the entire street. City Attorney Galante stated Local Agency Formation Commission (LAFCO) representatives explained the boundary setting process is unique and for policy reasons they prefer not having a jurisdiction cover the entire road in order to maintain consistency with good policy when addressing utility, law enforcement, and various other issues.

Council Member Burton asked Warren Morelion, Director of Development Services, to explain the annexation process with LAFCO.

Mr. Morelion explained LAFCO typically works with developers to assess and establish logical boundaries to annex, which in some cases can be a larger than the project area.

Council Member Burton thanked staff and the Planning Commission for the time dedicated to this project.

Mayor Ulloa inquired about addressing and correcting inconsistent boundary line that split between San Bernardino and Los Angeles Counties.

Mr. Morelion explained staff is addressing the boundary line split concern, however, he



noted this would be a lengthy process due to the project involving San Bernardino and Los Angeles Counties, including the City of Pomona and the City of Chino.

Mayor Ulloa commented that she would not attach this requirement to this development and noted that she understood that cleaning up these boundaries could take several years, however encouraged staff to move forward to begin the initial process to address the inconsistent jurisdictional boundaries.

Mayor Ulloa noted she understood the written issues regarding East End Avenue, however that would make one exception to every other area that we have within the community that is the split between the City and the County where everything else goes to the center of the street. Mayor Ulloa asked staff to identify if this project area going further east in a separate action.

Mr. Morelion explained that staff has not identified if this project area is going further east, however, he noted that staff is moving forward with the Ramona Francis annexation.

Mayor Ulloa requested that a workshop be scheduled to address annexations. She also requested staff to provide an update on the point of sale for Carmax. City Manager Reich explained internal discussions have taken place to discuss the matter, however they have not reached out as of yet.

Mayor Ulloa discussed her concerns with street vendors within the Philadelphia and East End general area and is hopeful the Chino Police Department and Code Enforcement Division will join forces to clean it up, noting that she has received complaints regarding this issue.

City Attorney Galante stated that the modified motion includes all the proposed actions listed in the agenda with the exception of the resolution overturning the appeal.

Mayor Ulloa requested City Attorney Galante to read the title of the Ordinance into the record.

ORDINANCE NO. 2023-019 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, PREZONING 52.32 ACRES OF LAND TO LIGHT INDUSTRIAL (M1) AND 4.55 ACRES OF LAND TO GENERAL INDUSTRIAL (M2) FOR PARCELS GENERALLY LOCATED SOUTH OF FRANCIS AVENUE, WEST OF EAST END AVENUE, NORTH OF PHILADELPHIA STREET, AND A SMALL PORTION SOUTH OF PHILADELPHIA STREET (APNS: 1013-261-17, 1013-271-01, -10, -11, -06, -13, -14, 1013-521-04, -05, -11, -14, -15, -16, -18, 1013-531-04, -07, 1016-011-02, -03, -05, -06, -08, -09, -10, & -15) WITHIN THE CITY OF CHINO SPHERE OF INFLUENCE AND IN CONNECTION WITH (PREZONE/ANNEXATION PL20-0003) AND AMENDING ORDINANCE NO. 2010-06.

**Motion by Council Member Burton, seconded by Council Member Lucio, to 1) Conduct a public hearing; 2) adopt Resolution No. 2023-056, adopting a Mitigated Negative Declaration for the Annexation/Prezone (PL20-0003), Site Approval (PL20-0004) and Tentative Parcel Map No. 20174 (PL20-0005) for the Philadelphia Street Industrial Development Project and East End Annexation; 3) approve the introduction of Ordinance No. 2023-019, approving PL20-0003 (Prezone/Annexation), in conjunction with the proposed annexation of the East End Annexation area, to be read by number and title only, and waive further reading of the Ordinance; and 4) adopt Resolution No. 2023-057, requesting that the Local Agency Formation Commission (LAFCO) initiate annexation proceedings for PL20-0003 (Prezone/Annexation). The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMSTOCK**

### **NEW BUSINESS**

13. Adoption of Resolution 2023-059 - Transportation Development Grant (TDA) Article 3 Transit Stop Access Improvement Grant. Adopt Resolution 2023-059 accepting the Transportation Development Act (TDA) Article 3 Transit Stop Access Improvement Program Grant.

Staff Report By: Mussette Ayala, Management Analyst

RECOMMENDATION: 1) Adopt Resolution 2023-059 accepting the Transportation Development Act (TDA) Article 3 Fiscal Year 2013-2014 Transit Stop Access Improvement Program Grant funding in the amount of \$127,648 from the San Bernardino County Transportation Authority (SBCTA); 2) authorize staff to submit a claim form and request for reimbursement; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Mussette Ayala, Management Analyst, presented a report on the item, which included a slight modification to the Resolution, to address a correction of the project's title replacing "sidewalk" with "street" referenced in the resolution.

**Motion by Council Member Lucio, seconded by Council Member Burton, to 1) Adopt Resolution 2023-059 accepting the Transportation Development Act (TDA) Article 3 Fiscal Year 2013-2014 Transit Stop Access Improvement Program Grant funding in the amount of \$127,648 from the San Bernardino County Transportation Authority (SBCTA); 2) authorize staff to submit a claim form and request for reimbursement; and 3) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMSTOCK**

14. Adopt Amendments to Memorandums of Understanding. Adjustment in compensation and terms and conditions of employment for affected members of the City of Chino. Staff Report By: Debbie Pacheco, Deputy Director of Human Resources/Risk Management.

RECOMMENDATION: (1) Adopt Resolution No. 2023-060 approving Amendment No. 1 to Memorandums of Understanding with the: Chino Police Professional Employee's Association (CPPEA); American Federation of State, County and Municipal Employees (AFSCME); Chino City Hall Confidential Employee Association (CCHCEA); Teamsters Local 1932 Professional, Technical, and Clerical Unit (Teamsters), and amendments to the compensation and terms and conditions of employment referenced for all other members of the City of Chino; (2) adopt Resolution No. 2023-061 approving Amendment No. 2 to Memorandums of Understanding with the Chino Police Officer's Association (CPOA); Chino Police Management Association (CPMA); Unrepresented Sworn Management, and amendments to the compensation and terms and conditions of employment referenced; and (3) appropriate \$1,014,298 from the unappropriated

reserves of the General Fund and other funds. Sufficient reserves are available for this purpose.

Debbie Pacheco, Deputy Director of Human Resources/Risk Management provided a report on the item.

**Motion by Council Member Burton, seconded by Council Member Flores, to (1) Adopt Resolution No. 2023-060 approving Amendment No. 1 to Memorandums of Understanding with the: Chino Police Professional Employee's Association (CPPEA); American Federation of State, County and Municipal Employees (AFSCME); Chino City Hall Confidential Employee Association (CCHCEA); Teamsters Local 1932 Professional, Technical, and Clerical Unit (Teamsters), and amendments to the compensation and terms and conditions of employment referenced for all other members of the City of Chino; (2) adopt Resolution No. 2023-061 approving Amendment No. 2 to Memorandums of Understanding with the Chino Police Officer's Association (CPOA); Chino Police Management Association (CPMA); Unrepresented Sworn Management, and amendments to the compensation and terms and conditions of employment referenced; and (3) appropriate \$1,014,298 from the unappropriated reserves of the General Fund and other funds. Sufficient reserves are available for this purpose. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMSTOCK**

### **MAYOR AND COUNCIL REPORTS**

#### **Mayor Ulloa**

Mayor Ulloa reported on the following meetings and events attended since the last meeting that included the Kiwanis Classic Choice event; meeting with Cynthia Moran, Chino Hills Mayor Rogers, Chick-fil-A Chino Hills franchise owner David Dinasan, and Mark Miller to discuss today's leadership development event.

#### **Mayor Pro Tem Comstock**

Mayor Pro Tem Comstock had an excused absence.

#### **Council Member Burton**

Council Member Burton reported on the following meetings and events attended since the last meeting that included meetings with the City Manager; State of the San Bernardino County Event; and a meeting with the Human Resources Department.

#### **Council Member Flores**

Council Member Flores reported on the following meetings and events attended since the last meeting that included a Housing Committee meeting; Special Needs Collaborative Event; General Plan Consultant meeting with Consultant Andrew Hill; and traveled to Ireland in tribute to Father Michael Maher from St. Paul the Apostle Catholic Church who recently passed away.



#### Council Member Lucio

Council Member Lucio reported on the following meetings and events attended since the last meeting that included the League of California Cities Conference and expressed he would like the City of Chino develop a promotional campaign to showcase the City's amenities and pursue awards; City Manager meeting; State of San Bernardino County event; Chick-fil-A Smart Leadership event with Mark Miller; and expressed concern related to increasing City staff in order to appropriately serve the increased population.

#### City Manager's Report

City Manager Reich thanked the City Council for their leadership and support to ensure the City attracts and retains qualified law enforcement personnel. She introduced Warren Morelion, who was recently promoted to Director of Development Services.

Director of Development Services Morelion thanked the City Council, City Manager, City Directors and Staff, Planning Commission, and developers for their support in his career.

#### City Attorney's Report

City Attorney Galante had no report.

#### Police Chief's Report

Deputy Chief Andy Bjelland reported the Chino Police Department is hosting a t-shirt sale fundraiser in support of Breast Cancer Awareness month and noted they have raised \$2,500 and will have additional t-shirts available for purchase at the upcoming Chino Police Department Open House that will take place on October 28th from 10:00 a.m. to 2:00 p.m. Deputy Chief Bjelland announced the National Coffee with a Cop will take place at Painted Dough on October 4th from 8:00 a.m. to 10:00 a.m.

#### Fire Chief's Report

Deputy Fire Chief Dean Smith welcomed residents to the upcoming Fire District Open House scheduled on October 21st from 9:00 a.m. to 2:00 p.m. at the Fire District Training Center located on Schaefer Avenue, and also announced the State of the Fire District luncheon will be held on October 25th.

#### **PUBLIC ANNOUNCEMENTS**

Mayor Ulloa announced that she inadvertently skipped the public announcements, and continued by issuing a reminder about the following scheduled community events:

City's Free Residential Community Clean-Up will take place on Saturday, October 14 from 8:00 a.m. to 1:00 p.m. at 13793 Redwood Street. This event is being held in collaboration with Waste Management. The City's Household Hazardous Waste Collection are held on a monthly basis on the 2nd and 4th Saturdays. For more information, call 909-334-3266.

Chino Valley Chamber of Commerce Annual Business Expo is scheduled on Saturday, October 28, 2023 from 10:00 a.m. to 2:00 p.m. at The Shoppes at Chino Hills. For more details, visit the Chino Valley Chamber of Commerce website at [www.chinovalleychamber.com](http://www.chinovalleychamber.com).

Halloween Spooktacular is on Tuesday, October 31 at Ruben S. Ayala Park Fields 11, 12, and 13 from 4:00 p.m. to 9:00 p.m. For additional information, visit [www.cityofchino.org/halloween](http://www.cityofchino.org/halloween).



**ADJOURN**

The meeting adjourned at 7:28 p.m. The next Regular Meeting of the City Council will be held on Tuesday, October 17, 2023 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 17TH DAY OF OCTOBER 2023.

  
EUNICE M. ULLOA, MAYOR

  
NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)

