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

TUESDAY, MARCH 24, 2026

MINUTES

OPEN SESSION – 6:00 PM

CALL TO ORDER

The March 24, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:06 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.

FLAG SALUTE

Girl Scout Troop 1744 led the Pledge of Allegiance.

CEREMONIALS

Proclamations

Arbor Day - Proclaim April 3, 2026, as Arbor Day in the City of Chino in accordance with National Arbor Day Foundation.

Mayor Ulloa read the Arbor Day proclamation into the record and presented it to Dane D'Antuono, CSPR Coordinator, Sal Parra, Public Works Supervisor, and Chino Youth Museum Board Member Rinah Lerma, who were present to accept the proclamation.

Government Finance Professionals Week - Proclaim March 23 - 27, 2026 as Government Finance Professionals Week in the City of Chino.

Mayor Ulloa read the Government Finance Professionals Week proclamation into the record and presented it to Kim Sao, Director of Finance, Sheri Beckett, Budget Manager, Hilda Miller, Administrative Assistant, Sarah Contreras, Payroll Technician, Lisa Conlon, Revenue Manager, Nadyne Lowry, Deputy Director of Finance, and Jizelle Sandoval, Purchasing Manager, who were present to accept the proclamation.

Presentations

Chino Youth Boxing Club Awards - Recognition of Chino Youth Boxing Club Members who received various awards during 2025.

Mayor Ulloa called up Chino Youth Boxing Club Vice President Ray Morales and Boxing Club Coach Daniel Esqueda, who presented awards to Boxers of the Month, Boxer of the Year, Most Improved Award, and Sportsmanship Award for 2025. Mr. Morales provided an introduction of the Chino Boxing Board Members.

Mike Garcia, Chino Youth Boxing Foundation - Recognition of Mike Garcia for his 35 years of service to the Chino Boxing Club and Chino Youth Boxing Foundation.

Mayor Ulloa presented the City Tile to Mike Garcia, in recognition of 35 years of dedicated service to the Chino Youth Boxing Foundation and Chino Boxing Club. Presentations were also made to Mr. Garcia by the Chino Police Department by Chief Mensen, the Chino Valley Fire District by Vice President Tom Haughey and Board Member Harvey Luth, the Office of Senator Susan Rubio by Field Representative Jasmine Cheng, and the Chino Youth Boxing Foundation.

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

- Yanks Air Museum
- Su Carniceria

Mayor Ulloa presented the Business of the Month for March 2026 to Su Carneceria. The award was accepted by owners Albert Rodriguez, Javier Acosta, and Walter Acosta.

Mayor Ulloa announced and congratulated the next Business of the Month for March 2026, Yanks Air Museum, who was unable to attend the meeting due to an event at the museum.

AGENDA ADDITIONS/REVISIONS

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

INFORMATION

External Agency Report for March 24, 2026. Receive and file the External Agency Report for March 24, 2026 (Covering Meetings from January 1 - 31, 2026).

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

PUBLIC ANNOUNCEMENTS

Mayor Ulloa announced the Grand Re-Opening of the Ruben S. Ayala Park Batting Cages, Healthy Family Day, Chino Days, and the State of the City events.

PUBLIC COMMENTS

Pastor Dustin Harrison, Calvary Chapel Chino Valley, provided the invocation.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7774458 to 7774709, and Electronic Fund Transfers 5525977E to 526098E, totaling \$9,003,501.57.

Item No. 2 was pulled from the Consent Calendar for a separate action.

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. Government Relations Update for March 24, 2026. Receive and file the March 24, 2026, Government Relations Update.
5. Ordinance No. 2026-002 Second Reading - CFD 2026-1 (Second Reading). Adoption of Ordinance No. 2026-002 on second reading, authorizing the levy of special taxes within Community Facilities District No. 2026-01 Improvement Areas 1-3.
6. Majestic Chino Flight, LLC - Vesting Parcel Map. No. 20561, Subdivision Improvement Agreement and Development Impact Fee Construction Credit/Reimbursement Agreement. Approve Vesting Parcel Map No. 20561, Subdivision Improvement Agreement, and the Development Impact Fee (DIF) Construction Credit/Reimbursement Agreement with Majestic Chino Flight, LLC.
7. Approve Amendment No. 2 with Hunsaker and Associates Irvine, Inc. and transfer CIP Project scope from WA242 to WA223. Approve Contract Amendment No. 2 with Hunsaker and Associates Irvine, Inc. for \$94,620 and update the project titles for WA223 to Water Main Replacement - Russell Avenue and Walnut Avenue and WA242 to Water Main Replacement - Philadelphia Avenue.
8. Final Acceptance of Public Improvements for Tract Map No. 20166 (Block 4) KB Homes Coastal, Inc. Accept public improvements as complete for Tract Map No. 20166, constructed by KB Homes Coastal, Inc., for the subdivision generally located south of Market Street, west of Hellman Avenue, north of Legacy Park, and east of Discovery Park.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1, 3-8 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

ITEMS PULLED FROM THE CONSENT CALENDAR

2. Minutes. Approve Minutes for (a) Regular Meeting Minutes for March 3, 2026 (Mayor Ulloa Absent-Excused) and (b) Study Session Meeting for March 10, 2026 (All Members Present).

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to approve Consent Calendar Item 2. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

ABSTAIN: ULLOA

NEW BUSINESS

9. Joint Exercise of Powers Agreement - San Bernardino Regional Housing Trust (SBRHT). Consideration of Joint Powers Agreement (JPA) authorizing participation in the San Bernardino Regional Housing Trust.

Staff Report By: Chris Corbin, Deputy Director of Development Services and Warren Morelion, Director of Development Services

RECOMMENDATION: 1) Adopt Resolution 2026-020 approving a Joint Exercise of Powers Agreement ("Agreement") with the San Bernardino Regional Housing Trust (SBRHT); 2) appropriate \$25,000 from the Affordable Housing Fund 310 for annual membership fees; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Chris Corbin, Deputy Director of Development Services, and Warren Morelion, Director of Development Services, provided a presentation on the item.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 1) Adopt Resolution 2026-020 approving a Joint Exercise of Powers Agreement ("Agreement") with the San Bernardino Regional Housing Trust (SBRHT); 2) appropriate \$25,000 from the Affordable Housing Fund 310 for annual membership fees; 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, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

10. San Bernardino County Transportation Authority (SBCTA) Measure I 3.0. Approval a Resolution Supporting the Expenditure Plan Presented by the San Bernardino County Transportation Authority for the Continuation of Measure I.

Staff Report By: Albert Espinoza, Deputy Director of Public Works/City Engineer and Hye Jin Lee, Director of Public Works

RECOMMENDATION: Adopt Resolution No. 2026-019, approving support of the expenditure plan presented by SBCTA for the continuation of Measure I, which supports street maintenance and transportation-related improvements.

Albert Espinoza, Deputy Director of Public Works/City Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Motion by Council Member Comstock, seconded by Council Member Flores, to Adopt Resolution No. 2026-019, approving support of the expenditure plan presented by SBCTA for the continuation of Measure I, which supports street maintenance and transportation-related improvements. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

11. Federal Asset Forfeiture - Duty Handguns and Accessories. Establish Federal Grant and Appropriate Funds for the Purchase of Duty Handguns and Necessary Accessories.

Staff Report By: Police Chief Kevin Mensen and Deputy Police Chief Nicholas Marotta

RECOMMENDATION: 1) Establish Federal Grant Number G4266; 2) appropriate \$296,014.05 from the fund balance of the Asset Forfeiture/Department of Justice Fund 120 for the purchase of duty handguns and all necessary accessories; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Nicholas Marotta, Deputy Chief of Police, and Kevin Mensen, Chief of Police, provided a presentation on the item.

Deputy Chief Marotta indicated the old handguns will be returned back to the vendor for a credit.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 1) Establish Federal Grant Number G4266; 2) appropriate \$296,014.05 from the fund balance of the Asset Forfeiture/Department of Justice Fund 120 for the purchase of duty handguns and all necessary accessories; 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, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

12. Approval of Settlement Agreement with K. Hovnanian for Required Accessibility and Public Works Improvements. Approve the settlement agreement between the City of Chino and K. Hovnanian for required improvements in the City of Chino per the Americans With Disabilities Act, California Law, the Chino Municipal Code and applicable Subdivision Improvement Agreement.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: It is recommended that the City Council consider and approve the settlement agreement between the City of Chino and K. Hovnanian for required improvements in the City of Chino per the Americans with Disabilities Act, California Law, the Chino Municipal Code and applicable Subdivision Improvement Agreement.

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

Mayor Ulloa inquired about the timeline of the completion of the improvements by the developer. Jesus Plasencia, Assistant City Engineer, noted that the developer must resolve all items on the punchlist before the project is presented to the City Council for final approval. Additionally, these items must be completed prior to the release of any associated bonds.

Fred Galante, City Attorney, provided insight regarding how bond retention and agreement terms may encourage timely completion of the required improvements.

The City Council requested staff provide follow up regarding a firm timeline with the developer for completion of the improvements.

Motion by Council Member Comstock, seconded by Council Member Lucio, to consider and approve the settlement agreement between the City of Chino and K. Hovnanian for required improvements in the City of Chino per the Americans with Disabilities Act, California Law, the Chino Municipal Code and applicable Subdivision Improvement Agreement.

The motion was modified to add a request of staff to provide a firm timeline with the developer for completion of the improvements. 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; Investment Committee meeting; Legislative Committee meeting; Senator Susan Rubio and City Manager meeting; Salute to Public Safety event; and thanked those who attended her husband's funeral and Celebration of Life.

Mayor Pro Tem Burton

13. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Chino Valley YMCA.

RECOMMENDATION: Approve community support fund contribution to Chino Valley YMCA (\$250).

Motion by Council Member Flores, seconded by Council Member Lucio, to Approve community support fund contribution to Chino Valley YMCA (\$250). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Pro Tem Burton reported on the San Bernardino County Transportation Authority meeting; Chino Police Department Awards Ceremony; Reading Day at Howard Cattle Elementary School; Chino Basin Desalter Authority meeting; DairyAire 5K; Chino National Little League Opening; Conversation and Coffee with Senator Susan Rubio; City Manager meeting; City Council Study Session; Mayors Prayer Breakfast; Celebration of Life for Bob Ulloa; Eagle Scout Ceremony for Dresdon Rose; Chino American Little League Opening Day; meeting with the Riverside/Magnolia Avenues Project Developer; City of Ontario State of the City; Chino Basin Watermaster meeting; Salute to Public Safety; Chino Valley Youth Track and Field Meet; Animal Resource Center (ARC) briefing; City Manager meeting; and City Council meeting.

Council Member Comstock

Council Member Comstock reported on the City Manager meeting; Reading Day at Walnut Elementary School; City Council Study Session; Celebration of Life for Bob Ulloa; Legislative Policy Committee meeting; League of California Cities Inland Empire Division meeting; Infrastructure/Streets Committee meeting; and planning meeting for the League of California Cities Inland Empire Division and Riverside Division Joint meeting.

Council Member Flores

Council Member Flores reported on the City Council Study Session; Celebration of Life for Bob Ulloa; Wellbean Coffee House Ribbon Cutting; and Chino Valley Chamber of Commerce Board meeting.

Council Member Lucio

Council Member Lucio reported on the City Council Study Session; Celebration of Life for Bob Ulloa; participated in a 32-hour Emergency Management training; meeting with a resident from the Homecoming at The Preserve; and Infrastructure/Streets Committee meeting.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Director's Report

There was no Director's report.

Police Chief's Report

Police Chief Mensen announced the free Community Emergency Response Team (CERT) training on April 14, 2026, and spoke regarding meetings with legislators in Sacramento regarding public safety legislation.

In response to a question, Police Chief Mensen, shared information regarding the upcoming transfer of inmates to the California Institution for Men (CIM), noting more information will be available after an upcoming meeting with CIM.

Fire Chief's Report

Deputy Fire Chief Gabel provided an update on Fire Station 68 and the hiring of four fire recruits.

ADJOURN

The meeting adjourned at 7:40 p.m. The next Regular Meeting of the City Council will be held on Tuesday, April 7, 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 7TH DAY OF APRIL 2026.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)