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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, DECEMBER 16, 2025**

**MINUTES**

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

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**CALL TO ORDER**

The December 16, 2025, 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, and Council Member Christopher Flores

**ABSENT:** Council Member Marc Lucio

**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. EXISTING LITIGATION Pursuant to Government Code Section 54956.9 Hatim Mouissa v. City of Chino (San Bernardino Superior Court Case No. CIVSB2407095)

The City Council recessed to Closed Session at 5:31 p.m. and concluded at 5:52 p.m. The City Council reconvened the meeting at 6:04 p.m.

**FLAG SALUTE**

American Heritage Girls CA 3130 led the Pledge of Allegiance.

**CEREMONIALS**

Mayor Ulloa expressed appreciation to the Community Services, Parks and Recreation Department for successfully organizing multiple holiday events in the City, including the Chino Youth Christmas Parade, the Tree Lighting Ceremony, and Winter Pop-Up events. Mayor Ulloa also extended thanks to all supporting departments, including Public Works, the Police Department, Finance, Human Resources, Development Services, and Administration, for their contributions to the success of these events.

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Chino Youth Christmas Parade Decorated Entry Competition Winners - Recognition of Chino Youth Christmas Parade Most Spirit, Best Use of Theme, Best Overall Winners.

Mayor Ulloa announced the Chino Youth Christmas Parade Decorated Entry Competition Winners for Most Holiday Spirit awarded to Allegiance Steam Academy Chino, and Best Overall Float awarded to Chino Scouts Pack 205, who were in attendance to accept the award certificates. Mayor Ulloa announced the Best Use of Theme awarded to Our Lady of Guadalupe was not in attendance, but ensured staff deliver the award.

### **REPORT OUT OF CLOSED SESSION**

City Attorney Fred Galante reported out of closed session as follows:

1. EXISTING LITIGATION Pursuant to Government Code Section 54956.9 Hatim Mouissa v. City of Chino (San Bernardino Superior Court Case No. CIVSB2407095)

The City Council received a briefing, 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.

### **INFORMATION**

External Agency Report for December 16, 2025. Receive and file the External Agency Report for December 16, 2025 (Covering Meetings from October 1 - October 31, 2025).

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

### **PUBLIC ANNOUNCEMENTS**

Mayor Ulloa wished everyone a wonderful Holiday season and best wishes for the new year. She provided the following reminders and announcements:

- Winter Pop Up Events at the Chino City Hall Lawn are December 19, 22, and 26, 2025. The holiday light display at the Chino City Hall lawn is also available for all to enjoy. For more information, visit [cityofchino.org/events](http://cityofchino.org/events).

- City Hall and most City facilities will observe a holiday closure or have limited hours starting December 24, 2025, with normal operations resuming on January 2, 2026. The first scheduled City Council meeting on January 6, 2026 has been cancelled.

- Chilly Chino is on Saturday, January 17, 2026 at Ayala Park from 4:00 - 8:00 p.m. For information, visit [cityofchino.org/chillychino](http://cityofchino.org/chillychino).

Mayor Ulloa announced the meeting will be adjourned in memory of Chino Boxing Club trainer Mark Kaylor, who sadly passed away. Mayor Ulloa spoke about Mark's service to the Chino Boxing Club and journey as a professional boxer.

### **PUBLIC COMMENTS**

Pastor Jared Caballero, Calvary Chapel Chino Valley, provided the invocation.

Stubbie Barr, thanked the City for bringing joy and community spirit through holiday events and expressed appreciation to the City Council for supporting them.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 7773338 to 7773472, and Electronic Fund Transfers 525457E to 525506E, totaling \$3,725,936.89.
2. Minutes. Regular Meeting Minutes for December 2, 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. Government Relations Update for December 16, 2025. Receive and file the December 16, 2025, Government Relations Update.
5. Reappointment to West Valley Mosquito & Vector Control District (WVMVCD) Board of Trustees. Approve the reappointment of Council Member Christopher Flores to West Valley Mosquito and Vector Control District for a two-year term.
6. Salary Schedule Correction for Unrepresented Management Employees. Adopt Resolution No. 2025-091, approving a salary schedule correction for Unrepresented Management employees to correct a clerical error in the approved salary range listed.
7. Updated Compensation and Benefit Plan for Unrepresented Sworn Management. Adopt Resolution No. 2025-092 approving the updated Compensation and Benefit Plan for Unrepresented Sworn Management.
8. Tentative Agreement between the City of Chino and Teamsters Local 1932 Professional, Technical and Clerical Unit regarding Uniform Allowance. Adopt Resolution No. 2025-093 approving a Tentative Agreement between the City of Chino and Teamsters Local 1932 Professional, Technical and Clerical Unit regarding Uniform Allowance.
9. Final Acceptance of Public Improvements for Tract Map No. 20170 Richland Homes of Maryland, Inc. Accept the public improvements as complete for Tract Map No. 20170, constructed by Richland Homes of Maryland, Inc., for the subdivision generally located south of Bickmore Avenue, north of Pine Avenue, west of Rincon Meadows, and east Mayhew Avenue.
10. Final Acceptance of Public Improvements for Administrative Approval PL18-0106 located at 3415 Chino Avenue. Accept Public Improvements as Complete for Administrative Approval – PL18-0106 (AA), Veterinary Hospital Expansion Project.
11. Professional Services Agreement - Yunex, LLC, Riverside, CA for Maintenance Services for Citywide Street Lighting. Award a Professional Services Agreement to Yunex, LLC, Riverside, CA, for a term through June 30, 2028, with an option to extend for two additional years, for City Owned and Operated Lighting System Maintenance Services at a total amount of \$993,003.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to approve the Consent Calendar items 1-11 as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: LUCIO**

## **NEW BUSINESS**

12. Award of Contract - Shady Grove Park Improvements Project (PK262). Award a Professional Services Agreement with Architerra Design Group, Rancho Cucamonga, CA in the amount of \$212,240 for design services.

Staff Report By: Jeff Benson, Parks and Facilities Manager

RECOMMENDATION: 1) Award a Professional Services Agreement in the amount of \$212,240 to Architerra Design Group, Rancho Cucamonga, CA for design services for the Shady Grove Park Improvements Project (PK262); 2) authorize expenditures of up to \$21,224 for project contingencies for a not-to-exceed potential contract amount of \$233,464; 3) appropriate \$133,464 to the Park Fund with a backfill from the General Fund reserves for a revised project budget of \$233,464; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

Jeff Benson, Parks and Facilities Manager provided a presentation on the item.

Mayor Ulloa inquired about the timeline. Mr. Benson stated the project's design phase is expected to take approximately six to nine months, with construction anticipated to begin late next fiscal year and anticipated completion in 2027-2028.

Mayor Pro Tem Burton inquired about the replacement of sand and if this process will be applied to other City parks. Mr. Benson confirmed that playground's with sand surface will eventually be replaced Citywide with solid rubber surface, similar to Chino Rancho Park.

**Motion by Council Member Comstock, seconded by Council Member Flores, to 1) Award a Professional Services Agreement in the amount of \$212,240 to Architerra Design Group, Rancho Cucamonga, CA for design services for the Shady Grove Park Improvements Project (PK262); 2) authorize expenditures of up to \$21,224 for project contingencies for a not-to-exceed potential contract amount of \$233,464; 3) appropriate \$133,464 to the Park Fund with a backfill from the General Fund reserves for a revised project budget of \$233,464; and 4) authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: LUCIO**

13. Award of Contract - Heritage Park Improvements Project (PK261). Award a Professional Services Agreement with RHA Landscape Architects-Planners, Inc., Riverside, CA in the amount of \$248,800 for design services.

Staff Report By: Jeff Benson, Parks and Facilities Manager

RECOMMENDATION: 1) Award a Professional Services Agreement in the amount of \$248,800 to RHA Landscape Architects-Planners, Inc., Riverside, CA for design services for the Heritage Park Improvements Project (PK261); 2) authorize expenditures of up to \$24,880 for project contingencies for a not-to-exceed potential contract amount of \$273,680; 3) appropriate \$173,680 to the Park Fund with a backfill from the General Fund reserves for a revised project budget of \$273,680; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

Jeff Benson, Parks and Facilities Manager, provided a presentation on the item.

Mayor Ulloa inquired about the timeline. Mr. Benson shared the project's design phase is expected to take approximately six to nine months, with construction anticipated to begin late next fiscal year and anticipated completion in 2027-2028, similar to Shady Grove Park.

The City Council inquired about the project disrupting activities of youth sports organizations and Mr. Benson confirmed they are coordinating with the organizations to minimize any impact.

**Motion by Council Member Flores, seconded by Council Member Comstock, to 1) Award a Professional Services Agreement in the amount of \$248,800 to RHA Landscape Architects-Planners, Inc., Riverside, CA for design services for the Heritage Park Improvements Project (PK261); 2) authorize expenditures of up to \$24,880 for project contingencies for a not-to-exceed potential contract amount of \$273,680; 3) appropriate \$173,680 to the Park Fund with a backfill from the General Fund reserves for a revised project budget of \$273,680; and 4) authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: LUCIO**

14. Amended and Restated Integrated Waste Management Services Franchise Agreement with USA Waste of California, Inc. (dba Waste Management). Approve the Amended and Restated Integrated Waste Management Services Contract with USA Waste of California, Inc. (dba Waste Management).

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator

RECOMMENDATION: Approve the Amended and Restated Integrated Waste Management Services Franchise Agreement with USA Waste of California, Inc., and authorize the City Manager to execute all necessary documents on behalf of the City.

Hye Jin Lee, Director of Public Works introduced Waste Management partners, Glenda Chavez, Public Sector Manager, and Lilian Canalis, Recycling Coordinator.

Sylvia Ramos, Contracts and DIF Administrator, provided a presentation.

Stubbie Barr expressed concerns regarding City recycling programs and franchise fees.

Mayor Ulloa asked City Attorney Galante to address the fee information noted by Mr. Barr. City Attorney Galante referenced relevant case law related to the franchise fees and confirmed the City is in compliance.

Mayor Ulloa inquired about the lack of recycling at parks. Ms. Chavez explained Senate Bill 1383 does not mandate recycling or organics receptacles at parks. She shared that Waste Management will work with the City in 2026 to establish program to include recycling at selected parks, while addressing challenges such as contamination and scavenging.

Stubbie Barr commented regarding the benefits of scavenging and the need for separation.

Council Member Comstock commented trash disposal has become complex due to numerous State mandates on recycling, organics, and composting, noting support for adding recycling programs at select parks.

Mayor Pro Tem Burton spoke regarding street sweeping concerns previously raised, specifically regarding sweeper speed, water use, and brush effectiveness. Ms. Chavez reported the amendment includes stronger accountability measures and more proactive field monitoring.

Mayor Pro Tem Burton spoke regarding street and drainage concerns, and Ms. Lee explained the process for addressing these problem areas.

Mayor Ulloa inquired regarding license plate readers on Waste Management trucks. Police Chief Mensen stated that the option had been explored and determined we are not able to place them on private vehicles. Chief Mensen confirmed Chino Police Cadets follow the street sweepers to issue parking citations during street sweeping.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to Approve the Amended and Restated Integrated Waste Management Services Franchise Agreement with USA Waste of California, Inc., and 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, AND FLORES**

**NOES: NONE.**

**ABSENT: LUCIO**

15. Introduction of Ordinance No. 2025-010 Amending Chapter 6 of the Chino Municipal Code.  
Approve the Introduction of Ordinance No. 2025-010, to address recent changes to the City of Chino Animal Services Provider.

Staff Report By: Rogelio Huerta, Assistant to the City Manager

RECOMMENDATION: Approve the introduction of Ordinance No. 2025-010, amending Chapter 6 of the Chino Municipal Code to address the change in the City of Chino animal services provider, to read by number and title only, and waiving further reading of the ordinance.

Rogelio Huerta, Assistant to the City Manager, provided a report on the item.

Mayor Ulloa requested an extended animal hold times be considered due to concerns over short hold times she has seen at other agencies.

Mayor Pro Tem Burton expressed support a universal standard code update for all member agencies.

City Attorney Galante read the Ordinance by number and title only, waiving further reading of the ordinance:

ORDINANCE NO. 2025-010 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING PROVISIONS OF CHAPTERS 6.04, 6.08, 6.12, 6.16 AND 6.20 OF THE CHINO MUNICIPAL CODE RELATING TO THE CITY'S ANIMAL SERVICES PROCEDURES

**Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to Approve the introduction of Ordinance No. 2025-010, amending Chapter 6 of the Chino Municipal Code to address the change in the City of Chino animal services provider, to read by**

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**number and title only, and waiving further reading of the ordinance. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: LUCIO**

Jackie Melendez, Assistant City Manager, provided an update on the Animal Resource Center (ARC) foster, adoption, and volunteer opportunities.

### **MAYOR AND COUNCIL REPORTS**

#### Mayor Ulloa

Mayor Ulloa wished everyone a Merry Christmas.

#### Mayor Pro Tem Burton

16. Community Support Fund - Council Member Comstock. Approve community support fund contribution to Chino Youth Boxing Foundation.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve community support fund contribution of \$500 to Chino Youth Boxing Foundation.

**Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to Approve community support fund contribution of \$500 to Chino Youth Boxing Foundation. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: LUCIO**

Mayor Pro Tem Burton reported on the following meeting and events including the Chino Desalter Authority Board meeting; Reindeer Romp 5K event; Santa Workshop and Tree Lighting ceremony; City Manager meeting; Planning Commission interviews; City Council Study Session; San Bernardino County Job Fair event; Chino Basin Watermaster meeting; Water Facilities Authority Holiday luncheon; meeting regarding water issues; Chino Youth Christmas Parade; and Closed Session.

#### Council Member Comstock

Council Member Comstock reported on the following meeting and events including Cal Cities Board meeting; City Tree Lighting Ceremony; Infrastructure and Streets Committee meeting; City Council Workshop; Chino Youth Christmas Parade; Planning Commission interviews; Closed Session; and wished everyone a Merry Christmas.

#### Council Member Flores

Council Member Flores wish everyone a Merry Christmas and Happy New Year.

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Council Member Lucio

Council Member Lucio had an excused absence.

City Manager's Report

City Manager Reich thanked Community Services, Parks & Recreation staff for the successful Chino Youth Christmas Parade, and thanked the Chino Police and Public Works Departments for keeping street routes safe.

City Attorney's Report

City Attorney Galante wished everyone a Merry Christmas and complimented the Chino Youth Christmas Parade.

Director's Report

No Director's report.

Police Chief's Report

Police Chief Mensen reported regarding parking citations for street sweeping violators; provided an update on the retail theft operations; and the Chino Police Association's Santa's Sleigh activities.

Fire Chief's Report

Deputy Fire Chief Gabel provided a report on the Fire District holiday events held and provided a reminder about Christmas tree safety.

**ADJOURNED IN MEMORY OF MARK KAYLOR**

The meeting adjourned at 7:21 p.m. in memory of Mark Kaylor. The next Regular Meeting of the City Council will be held on Tuesday, January 20, 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 20TH DAY OF JANUARY 2026.

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EUNICE M. ULLOA, MAYOR

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)