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

TUESDAY, MAY 20, 2025

MINUTES

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

CALL TO ORDER

The May 20, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:02 p.m. by Mayor Pro Tem Burton in the Council Chambers.

ROLL CALL

PRESENT: Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, and Council Member Marc Lucio

ABSENT: Mayor Eunice M. Ulloa

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 REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1052-581-04; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Fikse, Eric & Kim Family Trust; Under Negotiation: Price and Terms of Potential Acquisition
2. EXISTING LITIGATION Pursuant to Government Code Section 54956.9
Hatim Mouissa v. City of Chino (San Bernardino Superior Court Case No. CIVSB2407095)
3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 Number of Potential Cases: One
4. 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 Local 1932 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 recessed to Closed Session at 4:04 p.m. and concluded at 5:45 p.m. The City Council reconvened the meeting at 6:01 p.m.

FLAG SALUTE

The Chino Valley Young Marines Presented the Colors and led the Pledge of Allegiance.

CEREMONIALS

Proclamations

National Public Works Week 2025 - Proclaim the week of May 18-24, 2025 as National Public Works Week.

Mayor Pro Tem Burton announced the Proclamation designating May 18-24, 2025 as National Public Works Week in Chino. Hye Jin Lee, Director of Public Works, Keith Martinez, Public Works Services Manager, and Public Works Department staff were present to accepted the Proclamation.

Trauma Awareness Month; Emergency Medical Services Week - Proclaim the month of May as Trauma Awareness Month; and the week of May 18-24, 2025 as Emergency Medical Services Week.

Mayor Pro Tem Burton announced the Proclamation designating May 2025 as Trauma Awareness Month and the week of May 18-24, 2025 as Emergency Medical Services Week in Chino. Chino Valley Fire District Battalion Chief Bryan Turner accepted the Proclamation.

Wildfire Awareness Month - Proclaim the month of May as Wildfire Awareness Month.

Mayor Pro Tem Burton announced the Proclamation designating May 2025 as Wildfire Awareness Month in Chino. Chino Valley Fire District Battalion Chief Bryan Turner accepted the Proclamation.

Presentations

2025 Hall of Fame Award Recipient - Recognition of the 2025 Hall of Fame Award Recipient: Barry W. Johnson.

Mayor Pro Tem Burton called up Chino Valley Historical Society Second Vice President Robert Martinez, who presented the 2025 Hall of Fame Award honoring Barry W. Johnson. Mr. Brett Johnson and family were present to accept the award in memory and honor of Mr. Johnson. Mayor Pro Tem Burton announced the award would be displayed at the Chino Community Building.

Chino Youth Boxing Program Anniversary - Recognition of the Chino Youth Boxing Program's 50th Anniversary - 2025.

Mayor Pro Tem Burton presented a certificate of recognition to the Chino Youth Boxing Program to commemorate their 50th year Anniversary. Chino Youth Boxing Club Foundation President Mike Garcia, Treasurer Nikkie Mullins, and Secretary Isabella Huerta, accepted the award, and invited the community to the Chino Youth Boxing Banquet on Friday, May 30, 2025, with tickets available for purchase at the Neighborhood Activity Center.

Police Chief Kevin Mensen announced that Chino Police Officer Austin Silva will challenge the Chino Valley Fire Department in the upcoming charity boxing event.

REPORT OUT OF CLOSED SESSION

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

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1052-581-04; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Fikse, Eric & Kim Family Trust; Under Negotiation: Price and Terms of Potential Acquisition

The City Council held a discussion, and no further reportable action was taken.

2. 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 unanimous direction, and no further reportable action was taken.

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 Number of Potential Cases: One

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

4. 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 Local 1932 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 a briefing, provided unanimous direction, and no further reportable action was taken.

AGENDA ADDITIONS/REVISIONS

City Manager Reich announced Consent Calendar Item 8 will be pulled for a staff report.

INFORMATION

External Agency Report for May 20, 2025. Receive and file the External Agency Report for May 20, 2025 (Covering Meetings from March 1 - March 31, 2025).

Mayor Pro Tem Burton announced the External Agency Report was included in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Pro Tem Burton issued a reminder about the following scheduled community events:

American Legion Memorial Day Ceremony, is Monday, May 26, 2025, at 10:00 a.m., at the Chino Community Building.

Chino City Hall and most City facilities will close for Memorial Day on Monday, May 26, 2025.

The State of the City Address is Wednesday, June 11, 2025, at 6:00 p.m. at the Planes of Fame Museum. For information and to purchase tickets, visit cityofchino.org/sotc.

Mayor Pro Tem Burton announced that the meeting will adjourn in memory of Joe Fraga, who sadly passed away on May 12, 2025. Mayor Pro Tem Burton extended condolences to the Fraga family during this incredibly difficult time.

PUBLIC COMMENTS

Pastor Lon Wagner, Crosspoint Church, provided the invocation.

Sophia Cohen, Field Representative, 53rd District Assemblymember Michelle Rodriguez, announced upcoming events hosted by Assemblymember Rodriguez.

Melissa Compani, Representative for Fourth District County Supervisor Curt Hagman, announced upcoming events hosted by Supervisor Hagman.

Sheila Richardson, Exclusive Systems, LLC, provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 775415 to 775636, and Electronic Fund Transfers 524278E to 524377E, totaling \$3,776,929.67
2. Minutes. Regular Meeting Minutes for May 6, 2025 (Mayor Pro Tem Burton 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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated May 20, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. Renewal of Live Entertainment Permit - The Patio Grill & Cantina. Approval of a renewal Live Entertainment Permit for The Patio Grill & Cantina at 13511 Central Avenue for a period of 12 months, subject to quarterly review of satisfactory compliance with terms, conditions, and restrictions of permit.
6. Notice of Completion - Restoration of City Park Restrooms. Accept the Restoration of City Park Restrooms with New Millennium Construction Services, Contract No. 2024-105 as complete; and authorize the Director of Public Works to file the Notice of Completion.
7. Amended Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2025/2026 to 2029/2030. Adopt Resolution No. 2025-019, approving an amended Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2025/2026 to 2029/2030 and accompanying correction memorandum.

Item No. 8 was pulled from the Consent Calendar for a staff report.

9. Procurement of a Wastewater Televising Inspection Transit Van from Plumbers Depot, Inc. Approve the procurement of a Wastewater Televising Inspection Transit Van from Plumbers Depot, Inc., Hawthorne, CA, in the amount of \$179,262.50 for assignment to the Public Works Department Wastewater Division.

10. Procurement of 29 Closed-Circuit Television (CCTV) Cameras with GlassBox Technology to be used citywide. Approve the procurement of additional Closed-Circuit Television (CCTV) cameras with Glassbox Technology, Inc. for \$122,000 for the CCTV Camera Installation Phase III Project (TR221).
11. Sale of City of Chino's ownership of Plant 33 to the Monte Vista Water District. Approve the sale of the City's ownership interest in Plant 33 to the Monte Vista Water District for \$1,015,000.00.
12. Professional Services Agreement - Arellano Associates Public Outreach Services for the Euclid Avenue Bridge Project (ST243). Award a Professional Services Agreement to Arellano Associates for \$499,983 for Public Outreach Services for the Euclid Avenue Bridge Project (ST243).
13. Professional Services Agreement Amendment No. 1 - Benson Reservoir No. 3 Improvement Project (WA213) Approve Amendment No. 1 for \$162,473 to the Professional Services Agreement with Dudek (Agreement No. 2024-282), for additional services to design a structural concrete tank for Benson Reservoir No. 3.

Motion by Council Member Flores, seconded by Council Member Lucio, to approve the Consent Calendar items 1-7 and 9-13 as presented. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

ITEMS PULLED FROM THE CONSENT CALENDAR

8. Integrated Waste Management Service Rates Fiscal Year 2025-26. Adopt Resolution No. 2025-020, establishing the integrated waste management service fees for Fiscal Year 2025-26, effective July 1, 2025.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator and Hye Jin Lee, Director of Public Works

RECOMMENDATION: Adopt Resolution No. 2025-020, establishing the integrated waste management service rates for Fiscal Year 2025-26, effective July 1, 2025, and authorize the City Manager to execute all necessary documents on behalf of the City.

Sylvia Ramos, Contracts and DIF Administrator, provided a report on the item. She identified two minor clerical omissions in the Resolution containing the residential ancillary service rate table, where the contamination fee and overage fee had been inadvertently omitted. Corrected copies were provided to the City Council and saved to the meeting record.

Motion by Council Member Lucio, seconded by Council Member Comstock, to Adopt Resolution No. 2025-020, establishing the integrated waste management service rates for Fiscal Year 2025-26, effective July 1, 2025, and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

PUBLIC HEARINGS

14. Annexation No. 9 of Territory into Existing Community Facilities District No. 2003-03 Improvement Area 5. Conduct a Public Hearing regarding Annexation No. 9 of Territory into Existing Community Facilities District No. 2003-03 Improvement Area 5.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: 1) Conduct a Public Hearing; 2) adopt Resolution No. 2025-017 calling a special election for the purpose of approving an annexation into Improvement Area 5 of the Community Facilities District No. 2003-3; 3) adopt Resolution No. 2025-018, declaring results of the special election; and 4) authorize the City Manager to execute all documents on behalf of the City.

Mayor Pro Tem Burton opened the public hearing and requested a motion to continue the item to the next regular City Council Meeting on June 3, 2025 at 6:00 p.m., to ensure the noticing requirements are met for the publication of the public hearing notice.

Motion by Council Member Flores, seconded by Council Member Comstock, to continue Public Hearing to the June 3, 2025 regular City Council meeting. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

15. Assembly Bill (AB) 2561 - Annual Public Hearing on City of Chino Job Vacancies and Recruitment and Retention Efforts. Conduct a Public Hearing required by Assembly Bill (AB) 2561 pertaining to City of Chino job vacancies and recruitment and retention efforts.

Staff Report By: Terry Doyle, Director of Human Resources/Risk Management and Krystle Murillo, Deputy Director of Human Resources/Risk Management

RECOMMENDATION: Conduct a Public Hearing required by Assembly Bill (AB) 2561 and receive an informational presentation pertaining to City of Chino job vacancies and recruitment and retention efforts.

Mayor Pro Tem Burton opened the public hearing.

Terry Doyle, Director of Human Resources and Risk Management and Krystle Murillo, Deputy Director of Human Resources/Risk Management provided a presentation on the item.

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

Council Member Comstock inquired about the impact of the recent Classification and Compensation Study on the reported figures. Ms. Murillo responded that the study has helped with recruitment and retention.

NEW BUSINESS

16. Cancel the procurement of Police Vehicles with Warren Anderson dba Fritts Ford and Approve the Procurement of Police Vehicles with Fairview Ford Sales, Inc. Cancel the procurement of thirteen (13) Police Interceptor Utility vehicles and approve the procurement of thirteen (13) Police Interceptor Utility vehicles with Fairview Ford Sales in the amount of \$787,544.29.

Staff Report By: Mussette Ayala, Senior Management Analyst

RECOMMENDATION: 1) Cancel the procurement of thirteen (13) Police Interceptor Utility vehicles with Warren Anderson dba Fritts Ford, Riverside, CA, for \$588,165.50 2) approve the procurement of thirteen (13) Police Interceptor Utility vehicles with Fairview Ford Sales, Inc., San Bernardino, CA, for \$787,544.29; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Mussette Ayala, Senior Management Analyst and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

City Council Members inquired about the procurement cancellation with Fritts Ford. Ms. Lee and City Attorney Galante explained the issue with quoted pricing, resulting in a settlement agreement and payment to the City.

Council Member Comstock requested City staff to look into updating the procurement process for vehicle purchases in order to expedite the process and obtain the best pricing.

Council Member Lucio inquired about the Ford Explorer vehicle for the Police Department fleet and requested evaluation of alternative vehicle options for future consideration in case Ford or Dodge discontinue certain models.

Mayor Pro Tem Burton inquired about the dealer's location, expected delivery timeline, and sufficiency of the vehicle supply. Ms. Lee and Ms. Ayala explained that the exact delivery time frame is uncertain. They noted the order will be placed with the dealer and the current vehicle supply will suffice until the new vehicles arrive.

Motion by Council Member Flores, seconded by Council Member Comstock, to 1) Cancel the procurement of thirteen (13) Police Interceptor Utility vehicles with Warren Anderson dba Fritts Ford, Riverside, CA, for \$588,165.50 2) approve the procurement of thirteen (13) Police Interceptor Utility vehicles with Fairview Ford Sales, Inc., San Bernardino, CA, for \$787,544.29; and 3) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

17. Cooperative Reimbursement Agreement with the County of San Bernardino. Approve a Cooperative Reimbursement Agreement with the County of San Bernardino for the Chino Airport Driveway Improvement Project (R7250).

Staff Report By: Michele Hindersinn, Senior Engineer

RECOMMENDATION: 1) Approve the establishment of a new CIP project entitled "Chino Airport Driveway Improvement Project," R7250 with a total project budget of \$163,735; 2) Approve a Cooperative Reimbursement Agreement between the City of Chino and San Bernardino County to establish reimbursement obligations for the Chino Airport Driveway Improvement Project (R7250); 3) Appropriate \$163,735 to the Transportation Fund (320), with a corresponding increase in revenue from the San Bernardino County Cooperative Reimbursement Agreement; 4) Find the environmental determination of the project to be categorically exempt in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City; and 5) Authorize the City Manager to execute all necessary documents on behalf of the City.

Michele Hindersinn, Senior Engineer, provided a presentation on the item.

Council Member Comstock thanked staff and recognized the contributions of the San Bernardino Airport Commission and Fourth District San Bernardino County Supervisor Curt Hagman in enhancing the area around the airport.

Mayor Pro Tem Burton noted several entrances to the airport and inquired whether this is a public or private access point. Hye Jin Lee, Director of Public Works, confirmed it is County property providing access to Threshold Aviation.

Motion by Council Member Lucio, seconded by Council Member Comstock, to 1) Approve the establishment of a new CIP project entitled "Chino Airport Driveway Improvement Project," R7250 with a total project budget of \$163,735; 2) Approve a Cooperative Reimbursement Agreement between the City of Chino and San Bernardino County to establish reimbursement obligations for the Chino Airport Driveway Improvement Project (R7250); 3) Appropriate \$163,735 to the Transportation Fund (320), with a corresponding increase in revenue from the San Bernardino County Cooperative Reimbursement Agreement; 4) Find the environmental determination of the project to be categorically exempt in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City; and 5) Authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa had and excused absence.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meetings and events including a meeting with a developer; Mayor's Prayer Breakfast; City Manager meeting; Water Facilities Authority meeting; meeting with staff; budget review meeting with staff; Corporate Challenge closing ceremonies; ICSC Conference; City Manager meeting; Closed Session; and offered his condolences to the Fraga family.

Council Member Comstock

18. Community Support Fund - Council Member Comstock. Approve a community support fund contribution to Rancho Del Chino Rotary Club.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve a community support fund contribution of \$250 to Rancho Del Chino Rotary Club.

Motion by Council Member Flores, seconded by Council Member Lucio, to Approve a community support fund contribution of \$250 to Rancho Del Chino Rotary Club. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

Council Member Comstock reported on the following meetings and events including Household Hazardous Waste event; meeting with local developer; City Manager meeting; Chino Valley Fire Board meeting; Closed Session; Congratulated the Johnson Family for the Hall of Fame Award Recognition of Barry Johnson; Chino Boxing Club on their 50th Anniversary; and expressed sincere sympathy to the Fraga family.

Council Member Flores

19. Community Support Fund - Council Member Flores. Approve community support fund contribution to Rancho Del Chino Rotary, Soroptimist of the Chino Valley, and Kiwanis Corn Feed Run Car Show.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve a community support fund contribution of \$250 to Rancho Del Chino Rotary Club, \$250 to Soroptimist International of the Chino Valley, and \$250 to Kiwanis Club of Chino for the Corn Feed Run.

Motion by Council Member Comstock, seconded by Council Member Lucio, to Approve a community support fund contribution of \$250 to Rancho Del Chino Rotary Club, \$250 to Soroptimist International of the Chino Valley, and \$250 to Kiwanis Club of Chino for the Corn Feed Run. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

Council Member Flores reported on the following meetings and events including the Salvation Army Grand Opening; congratulated all recent graduates; congratulated Chino Youth Boxing Club on their 50th Anniversary; thanked the Chino Police Department for securing a volunteer to participate in the boxing charity event; and expressed his condolences to the Fraga family.

Council Member Lucio

Council Member Lucio reported on the following meetings and events including the City County 2025 Conference; City Manager meeting; City Council Study Session; ICSC Conference; meeting with Randall Lewis regarding youth sports programming in The Preserve; and

expressed his condolences to Lissa Fraga and her family.

City Manager's Report

City Manager Reich announced the City of Chino won first place in the Corporate Challenge for the third year in a row and thanked the CSPR staff and the Corporate Challenge Coordinators for running a successful event for all participants.

City Attorney's Report

City Attorney Galante announced his upcoming vacation next week, noting he will have his team available while he is out.

Police Chief's Report

Police Chief Mensen announced Lieutenant Jesus Jacquez will be the keynote speaker at the Memorial Day ceremony on Monday, May 26, 2025; and he expressed his condolences to the Fraga family.

Director's Report

There was no Directors report.

Fire Chief's Report

Battalion Chief Bryan Turner reported the request for proposal process for Fire Station 68 will conclude on May 27, 2025; announced the delivery of a new phone unit response vehicle for air responses; two new paramedic squads; seven new firefighter paramedics recruits; and the department is fully staffed and prepared for wildland fire protection.

Mayor Pro Tem Burton inquired about rattlesnakes encounters, and Battalion Chief Turner shared safety guidelines on how to respond.

ADJOURN

The meeting adjourned at 7:35 p.m. The next Regular Meeting of the City Council will be held on Tuesday, June 3, 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 3RD DAY OF JUNE 2025.

CURTIS BURTON, MAYOR PRO TEM

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)