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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
REGULAR MEETING - CITY HALL COUNCIL CHAMBERS**

**TUESDAY, APRIL 1, 2025**

**MINUTES**

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

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**CALL TO ORDER**

The April 1, 2025, Regular Meeting of the City Council / Successor Agency to the Redevelopment Agency was called to order at 5:01 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 Marc Lucio

**ABSENT:** Council Member Christopher Flores

**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 LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Paragraph (4) of Subdivision (d) of Government Code Section 54956.9; Number of Cases: One Case

**2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9

Name of case: US ex rel. Hendrix v. J-M Manufacturing Co., Inc. (C.D. Cal., Case No. 06-00055(GW))

The City Council recessed to Closed Session at 5:02 p.m. and concluded at 5:30 p.m. The City Council reconvened the meeting at 6:00 p.m.

**FLAG SALUTE**

Council Member Lucio led the Pledge of Allegiance.

## **CEREMONIALS**

### **Proclamations**

Arbor Day - Proclaim April 4, 2025, as Arbor Day in the City of Chino in accordance with National Arbor Day Foundation.

Mayor Ulloa read into the record the Proclamation designating April 4, 2025 as Arbor Day in Chino. Steve Lewis, Chino Youth Museum President, Nancy Lewis, Chino Youth Museum Vice President, and Sal Parra, Chino Public Works Supervisor, accepted the Proclamation.

Autism Awareness Month - Proclaim April 2025 as Autism Awareness Month in the City of Chino.

Mayor Ulloa read into the record the Proclamation designating April 2025 as Autism Awareness Month in Chino. Clara Garcia, Director of Programs, Autism Society Inland Empire, Felicia Guzman, CEO/Founder, Adrian's Word, Inc, and Ted Bistarky, CSPR Manager, accepted the Proclamation.

Child Abuse Prevention Month. - Proclaim April 2025 as Child Abuse Prevention Month in the City of Chino.

Mayor Ulloa read into the record the Proclamation designating April 2025 as Child Abuse Prevention Month in Chino. Jonathan Byers, Assistant Director, Children's Network, and Michelle Meza, CSPR Coordinator, accepted the Proclamation.

### **Presentations**

Chino Police Department Annual Department Awards - Recognition of Police Officer of the Year Parwaiz Hussainian, Professional Staff Member of the Year Public Safety Dispatcher Jennifer Latham, and Volunteer of the Year Police Explorer Emma Rivera.

Mayor Ulloa called up Police Chief Kevin Mensen who introduced Police Officer of the Year Parwaiz Hussainian, Professional Staff Member of the Year Public Safety Dispatcher Jennifer Latham, and Volunteer of the Year Police Explorer Emma Rivera. Mayor Ulloa presented certificates of recognition to the award recipients.

Business of the Month - Award of Business of the Month for April 2025 to Christian Printing Service.

Mayor Ulloa announced the April 2025 Business of the Month Award recipient, Christian Printing Service, who was unable to attend the meeting, but ensured staff will deliver their award.

San Antonio Regional Hospital Presentation. Regional Healthcare Update Presentation from John Chapman, President and CEO of San Antonio Regional Hospital.

Heather Raymond, Chief Marketing and Communications Officer at San Antonio Regional Hospital, provided a presentation regarding healthcare in the region.

## **REPORT OUT OF CLOSED SESSION**

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

### **1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Paragraph (4) of Subdivision (d) of Government Code Section 54956.9; Number of Cases: One Case

The City Council received a briefing, provided unanimous direction, and no further reportable action was taken.

**2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9

Name of case: US ex rel. Hendrix v. J-M Manufacturing Co., Inc. (C.D. Cal., Case No. 06-00055(GW))

**Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to approve the withdrawal and dismissal of the City of Chino from the case. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: FLORES**

**AGENDA ADDITIONS/REVISIONS**

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

**PUBLIC ANNOUNCEMENTS**

Mayor Ulloa issued a reminder about the following scheduled community events:

Chino Days is April 5-6, 2025, at the Chino Civic Center, 13220 Central Avenue. For information, visit [cityofchino.org/chinodays](http://cityofchino.org/chinodays).

Easter Bunny Extravaganza is Saturday, April 12, 2025 at the Chino Youth Museum, 13191 Sixth Street. To register, visit [chinoyouthmuseum.com](http://chinoyouthmuseum.com).

Kiwanis Corn Feed Run Car Show & Cruise is on Saturday, April 26, 2025, from 8:00 am to 3:00 pm at Chino City Hall. For information, visit [chinokiwanis.com](http://chinokiwanis.com).

**PUBLIC COMMENTS**

Pastor JD Hettema, Echo Church, provided the invocation.

Maureen Mendoza spoke regarding the Animal Resource Center agenda posting process and veterinary services.

Savanna Owen, Ontario Christian High School student, provided an introduction.

**INFORMATION**

Fire Hazard Severity Zones. Receive information from the Chino Valley Fire District regarding the Fire Hazard Severity Zones presented by Fire Marshal Danielle O'Toole.

Fire Marshal Danielle O'Toole, Chino Valley Fire District, provided a presentation regarding the Fire Hazard Severity Zone Map Updates. Ms. O'Toole shared the public comment period related to the adoption of the fire hazard severity zone maps will be open from April 1 - April 30, 2025 and shared the webpage <https://chinovalleyfire.org/fire-hazard-severity-zone-map> for more public information.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 774797 to 775017, and Electronic Fund Transfers 524005E to 524105E, totaling \$3,608,384.34
2. Minutes. Regular Meeting Minutes for March 18, 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. Home Improvement Policy Update. Approve updates to the City of Chino Home Improvement Policy Program.
5. 2024 General Plan and Housing Element Annual Report. Receive and file the 2024 General Plan and Housing Element Annual Reports which will subsequently be filed with the Governor's Office of Planning and Research and the California Department of Housing and Community Development.
6. Chino Preserve Development Corporation - Final Map, Subdivision Improvement Agreement, and Construction Reimbursement Agreement for Tract Map No. 16420-6 (Block 11). Approve Final Map, Subdivision Improvement Agreement, and Construction Reimbursement Agreement for Tract Map No. 16420-6 (Block 11), generally located generally located south of Legacy Park Street, east of Main Street, and north of East Preserve Loop.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to approve the Consent Calendar items 1-6 as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: FLORES**

### **PUBLIC HEARING**

7. Community Development Block Grant (CDBG) FY 2024-25 Action Plan - Substantial Amendment. Adoption of Resolution 2025-010 Fiscal Year 2024-25 Substantial Amendment to the Community Development Block Grant (CDBG) Action Plan.

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

RECOMMENDATION: 1) Conduct a Public Hearing; 2) adopt Resolution 2025-010, approving the substantial amendment to the City of Chino's FY 2024-25 Annual Action Plan for the Community Development Block Grant (CDBG) Program; 3) transfer \$298,868.65 in Fund 350 allocated funds from project PF253 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).

Mayor Ulloa opened the public hearing.

Traci Rossetti-Smith, Senior Management Analyst provided a report on the item.

Mayor Ulloa inquired about the replacement of the community garden pumpkin patch project with the ally way project, and City Manager Reich clarified that due to the lack of a waitlist at the Chino Community Garden, the alley project become a priority.

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

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 1) Conduct a Public Hearing; 2) adopt Resolution 2025-010, approving the substantial amendment to the City of Chino's FY 2024-25 Annual Action Plan for the Community Development Block Grant (CDBG) Program; 3) transfer \$298,868.65 in Fund 350 allocated funds from project PF253 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). The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: FLORES**

### **NEW BUSINESS**

8. Fiscal Year 2024-25 Midyear Budget Review. Adopt Resolution No. 2025-012 to Approve the Midyear Budget Adjustments for Fiscal Year 2024-25.

Staff Report By: Linda Reich, City Manager and Kim Sao, Director of Finance

RECOMMENDATION: Adopt Resolution No. 2025-012, authorizing the Midyear Budget adjustments for FY 2024-25 as detailed in the attached Exhibits A, B, and C.

City Manager Reich introduced Finance Director Kim Sao.

Finance Director Kim Sao provided an introduction and a presentation on the item.

Mayor Pro Tem Burton welcomed Ms. Sao and thanked the Finance Department Staff.

Mayor Ulloa spoke regarding the current budget impacts and future outlook related to the reduction in development fees. She noted the need to re-analyze the fiscal position as the City reaches build out to ensure financial stability for large projects moving forward.

Council Member Comstock requested the City Council be provided the mid-year budget information as soon as possible in the future to help make better decisions.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to adopt Resolution No. 2025-012, authorizing the Midyear Budget adjustments for FY 2024-25 as detailed in the attached Exhibits A, B, and C. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: FLORES**

9. Abatement Payment - California Department of Transportation (CalTrans) for the Pine Avenue Connector Project ST061. Approve an abatement payment to the California Department of Transportation (CalTrans) for the Pine Avenue Connector Project ST-061 in the amount of \$1,529,549.

Staff Report By: Hye Jin Lee, Director of Public Works

RECOMMENDATION: 1) Appropriate \$985,421 to the Transportation Fund backfilled by General Fund; 2) approve the abatement payment to the California Department of Transportation (Caltrans) for the Pine Avenue Connector Project ST061 in the amount of \$1,529,549; 3) establish a new Capital Improvement Project No. ST261 for the Pine Avenue Connector / Bridge Project, formally closing out Pine Avenue Connector Project ST061; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.

Sylvia Ramos, Contracts & DIF Administrator provided a presentation on the item.

Council Member Lucio emphasized the need for staff to stay vigilant with contracts and underscored the significance of the project, stressing the importance of meeting grant deadlines and staying on course.

Mayor Pro Tem Burton expressed gratitude to Director of Public Works Lee for assisting in aligning the findings and ensuring the project remains on track.

Council Member Comstock voiced concern while acknowledging the complexity of the project, noting despite its challenges, it is a critical component for the City and will require significant time and regional collaboration. She thanked the staff for presenting the project and extended her appreciation to Congresswoman Torres for her advocacy.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 1) Appropriate \$985,421 to the Transportation Fund backfilled by General Fund; 2) approve the abatement payment to the California Department of Transportation (Caltrans) for the Pine Avenue Connector Project ST061 in the amount of \$1,529,549; 3) establish a new Capital Improvement Project No. ST261 for the Pine Avenue Connector / Bridge Project, formally closing out Pine Avenue Connector Project ST061; and 4) 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 LUCIO**

**NOES: NONE.**

**ABSENT: FLORES**

### **MAYOR AND COUNCIL REPORTS**

#### **Mayor Ulloa**

Mayor Ulloa reported on the following meetings and events including the Salute to Public Safety; meeting with President and CEO John Chapman and Heather Raymond from San Antonio Community Hospital; Michel Plaa's Funeral Service; Omnitrans Board of Directors workshop; State of the City filming; Chino Rancho Park Grand Opening; wished Mayor Pro Tem Burton a Happy Birthday; City Manager Meeting; and Closed session.

#### **Mayor Pro Tem Burton**

Mayor Pro Tem Burton reported on the following meetings and events including the Animal Resource Center meeting; Water Facilities Authority Board meeting; Salute to Public Safety; Inland Empire Utilities Agency rate setting meeting; Chino Basin Watermaster Board meeting; State of the City filming; Chino Desalter Authority Finance Committee meeting; Chino Rancho Park Grand Opening; City Manager meeting; and Closed Session.

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Council Member Comstock

10. Community Support Fund - Council Member Comstock. Approve a community support fund contribution to various nonprofit organizations.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve a community support fund contribution of \$250 to Boy Scout Troop 201, \$500 to Chino American Little League, \$250 to Chino Boxing Club, \$500 to Chino Girls Fastpitch Softball, \$250 to Chino Neighborhood House, \$250 to Chino Police Officers' Foundation for the Run for Russ 5K/Walk, \$250 to Chino Police Explorer Post #211, \$250 to Chino Pop Warner, \$250 to Isaiah's Rock, \$250 to Chino Kiwanis Club for the Kiwanis Corn Feed Run, and \$250 to UCHOOZ Positive Youth.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to Approve a community support fund contribution of \$250 to Boy Scout Troop 201, \$500 to Chino American Little League, \$250 to Chino Boxing Club, \$500 to Chino Girls Fastpitch Softball, \$250 to Chino Neighborhood House, \$250 to Chino Police Officers' Foundation for the Run for Russ 5K/Walk, \$250 to Chino Police Explorer Post #211, \$250 to Chino Pop Warner, \$250 to Isaiah's Rock, \$250 to Chino Kiwanis Club for the Kiwanis Corn Feed Run, and \$250 to UCHOOZ Positive Youth. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: FLORES**

Council Member Comstock reported on the following meetings and events including League of California Cities Inland Empire meeting; City Manager meeting; State of the City filming; CSPR Commission meeting; congratulated the Chino Police Department awardees; asked Police Chief Mensen to announced the Autism Police Patch fundraiser; thanked Maureen Mendoza for her Animal Resource Center comments; announced the recent passing of former Chino Superior Court Judge Raymond Youngquist, and requested the next meeting to be adjourned in his memory.

Council Member Flores

Council Member Flores had an excused absence.

Council Member Lucio

Council Member Lucio reported on the following meetings and events including Ball and Brunch at The Preserve; State of the City filming; Infrastructure/Streets Committee meeting; City Manager meeting; Closed Session; congratulated the Chino Police Department award recipients; complimented the Chino Rancho Park; and wished Mayor Pro Tem Burton a Happy Birthday.

City Manager's Report

City Manager Reich expressed gratitude to the Finance Department and Nadyne Lowry, Deputy Director of Finance, Sheri Beckett, Budget Manager, and Brittney Melo, Assistant Budget Manager for their hard work and dedication over the past several months.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Kevin Mensen announced the Police Department special patch on sale for Autism Awareness during the month of April for \$10 and are available at the Police Department front desk and at special events; announced the Safe and Sound Safety Fair on Friday, April 4; the Baker to Vegas event is taking place April 5-6; and extended his condolences to the family of Clarissa Cano, who was tragically killed in a pursuit crash at the intersection of Mountain and Walnut Avenues.

Director's Report

There was no Director's report.

Fire Chief's Report

Battalion Chief Bryan Turner reported the Chino Valley Fire District will participate in the Safe and Sound event on April 4, 2025 and Chino Days April 5-6, 2025; provided updates regarding Community Emergency Response Team CERT training; reported on mutual aid to the Owens Valley for assistance with the Silver Fire; and reported on annual wildfire training.

**ADJOURN**

The meeting adjourned at 7:57 p.m. The next Regular Meeting of the City Council will be held on Tuesday, April 15, 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 15TH DAY OF APRIL 2025.

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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.)