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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, APRIL 7, 2026**

**MINUTES**

**CLOSED SESSION – 4:30 PM  
OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The April 7, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:32 p.m. 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.

**CLOSED SESSION PUBLIC COMMENTS**

There were no requests to speak.

**CLOSED SESSION**

City Attorney Fred Galante read into the record the items listed on the Closed Session agenda.

1. 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 Cases: One Case
  
2. 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
  
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Pursuant to Government Code 54956.8  
Property: APN: 1014-281-04; NEC of Central & Francis Ave. Chino  
Agency Negotiator: Linda Reich, City Manager or her designee;  
Negotiating Parties: Dave Kuo  
Under Negotiation: Price and Terms of Potential Acquisition
  
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Pursuant to Government Code 54956.8  
Property: APN: 1014-281-03 5412 Francis Ave and 1014-281-08 0 Francis Ave.

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Agency Negotiator: Linda Reich, City Manager or her designee;  
Negotiating Parties: Grand West Coast Investment, LLC  
Under Negotiation: Price and Terms of Potential Acquisition

The City Council recessed to Closed Session at 4:34 p.m. and concluded at 5:56 p.m. The City Council reconvened the meeting at 6:05 p.m.

## **FLAG SALUTE**

Eagel Scout Dresdon Rose, Troop 202, led the Pledge of Allegiance.

Mayor Ulloa presented Dresdon Rose with a Certificate of Recognition from the City Council for achieving the rank of Eagle Scout.

## **CEREMONIALS**

### **Proclamations**

Autism Awareness Month - Proclaim April 2026 as Autism Awareness Month in the City of Chino.

Mayor Ulloa read the Autism Awareness Month proclamation into the record and presented it to Melissa Cardona, Senior Resource Specialist, Autism Society Inland Empire, Felicia Guzman, CEO/Founder, Adrian's World Inc., and Dane D'Antuono, CSPR Coordinator.

Child Abuse Prevention Month - Proclaim April 2026 as Child Abuse Prevention Month in the City of Chino.

Mayor Ulloa read the Child Abuse Prevention Month proclamation into the record and presented it to Kari Franco, CSPR Supervisor, and Xeneida Brown, Children's Network, Child Abuse Prevention Coordinator.

National Public Safety Telecommunicators Week - Proclaim April 12 - 18, 2026 as National Public Safety Telecommunicators Week.

Mayor Ulloa read the National Public Safety Telecommunicators Week proclamation into the record and presented it to Police Chief Mensen and the Public Safety Dispatchers.

### **Presentations**

Chino Police Department Annual Department Awards - Recognition of Police Officer of the Year Corporal Alex Courtney, Professional Staff Member of the Year Police Service Officer Marissa Zendejas, and Chief's Award of Distinction Corporal Alex Wright.

Mayor Ulloa and Police Chief Mensen presented Certificates of Recognition to the Chino Police Department Annual Awards recipients Police Officer of the Year Corporal Alex Courtney, Professional Staff Member of the Year Police Service Officer Marissa Zendejas, and the Chief's Award of Distinction Corporal Alex Wright.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for April 2026.

Mayor Ulloa presented the Mayor's Home Beautification Award for April 2026 to Delia Phillips of Walnut Avenue in Chino.

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**REPORT OUT OF CLOSED SESSION**

City Attorney Fred Galante reported out of closed session as follows, noting Mayor Ulloa recused herself from Closed Session items 3 and 4, and was present for Items 1 and 2.

**1. 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 Cases: One Case

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

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

**3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Government Code 54956.8

Property: APN: 1014-281-04; NEC of Central & Francis Ave.

Chino Agency Negotiator: Linda Reich, City Manager or her designee;

Negotiating Parties: Dave Kuo

Under Negotiation: Price and Terms of Potential Acquisition

Mayor Ulloa was not present and did not participate in the discussion. The balance of the City Council received a briefing, and no further reportable action was taken.

**4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Government Code 54956.8

Property: APN: 1014-281-03 5412 Francis Ave and 1014-281-08 0 Francis Ave.

Agency Negotiator: Linda Reich, City Manager or her designee;

Negotiating Parties: Grand West Coast Investment, LLC

Under Negotiation: Price and Terms of Potential Acquisition

Mayor Ulloa was not present and did not participate in the discussion. The balance of the City Council held a discussion, and no further reportable action was taken.

**AGENDA ADDITIONS/REVISIONS**

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

**PUBLIC ANNOUNCEMENTS**

Mayor Ulloa announced the upcoming State of the City Presentation on April 14 and the Kiwanis Corn Feed Run Car Show and Cruise on April 25.

**PUBLIC COMMENTS**

Pastor Don Porter, Crosspoint Church, provided the invocation.

Melissa Compiani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, announced upcoming community events.

Alex Lopez, Reach Out, provided an introduction and spoke regarding 7-Hydroxymitragynine (7-OH) substance concerns and availability in the City.

Donna Marchesi, spoke regarding the Animal Resource Center of the Inland Empire (ARC) concerns.

Maureen Moe Mendoza, submitted two written requests, which were saved to the meeting record. She spoke regarding ARC concerns.

Bob Nigg, submitted a written request, which was saved to the meeting record. He spoke regarding the housing element and density concerns.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 7774710 to 777914, and Electronic Fund Transfers 526099E to 526194E, totaling \$3,258,328.16.
2. Minutes. Approve Minutes for Regular Meeting on March 24, 2026 (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.

***Item No. 4 was pulled from the Consent Calendar for a public comment.***

5. 2025 Chino Climate Action Plan Annual Report. Receive and file the 2025 Chino Climate Action Plan Annual Progress Report.
6. Director of Development Services Classification. Adopt Resolution No. 2026-021 approving the updated job description for the Director of Development Services Classification.
7. Amendment to the Memorandum of Understanding between the City of Chino and the American Federation of State, County and Municipal Employees (AFSCME). Adopt Resolution No. 2026-022 approving Memorandum of Understanding Amendment No. 1 between the City of Chino and the American Federation of State, County and Municipal Employees (AFSCME) to update Exhibit A, Uniforms.
8. Live Entertainment Permit Renewal for Casa Diaz. Approval of a renewal Live Entertainment Permit for Casa Diaz at 7041 Schaefer Avenue for a period of 12 months, subject to quarterly review of satisfactory compliance with terms, conditions, and restrictions of permit.
9. Notice of Completion for Rehabilitation of Wells 12, 14, and 17 (WA212 & WA214) with General Pump Company, Inc. Accept work performed for Rehabilitation of Wells 12, 14, and 17 with General Pump Company as complete; authorize the Director of Public Works to file the Notice of Completion on behalf of the City of Chino; and authorize the release of retention funds.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar Items 1-3 and 5-9 as presented; with item 4 pulled for separate action. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

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**ITEM PULLED FROM CONSENT CALENDAR**

4. 2025 General Plan and Housing Element Annual Report Receive and file the 2025 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.

Bob Nigg, spoke regarding concerns with the City's housing element, noting discrepancies in the number of vacant sites and units listed on Table B2.

Warren Morelion, Director of Development Services, clarified that the table represents projects that have been constructed or are in process of being constructed. There are cases where the City entitles projects that are never constructed, therefore all entitled projects would not be reported.

**Motion by Council Member Comstock, seconded by Council Member Lucio, to approve Consent Calendar Item 4 as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

**PUBLIC HEARING**

10. Assembly Bill (AB) 481 - Funding, Acquisition, and Use Policy. Public Hearing and approval of the Chino Police Department's "Military Equipment" Use Policy per the requirements of Assembly Bill (AB) 481.

Staff Report By: Cpl. Matthew Navarro and Chief Kevin Mensen

RECOMMENDATION: 1) Conduct a Public Hearing and 2) approve the introduction of Ordinance No. 2026-003, approving the Chino Police Department's "Military Equipment" Use Policy per the requirements of Assembly Bill (AB) 481, to be read by number and title only and waive further reading of the ordinance.

Mayor Ulloa opened the public hearing.

Police Chief Mensen and Corporal Matthew Navarro, provided a presentation on the item.

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

**Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to 1) Conduct a Public Hearing and 2) approve the introduction of Ordinance No. 2026-003, approving the Chino Police Department's "Military Equipment" Use Policy per the requirements of Assembly Bill (AB) 481, to be read by number and title only and waive further reading of the ordinance. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

**NEW BUSINESS**

11. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025. Receive and file the City of Chino's Annual Comprehensive Financial Report for Fiscal Year 2024-25.

Staff Report By: Kim Sao, Director of Finance and Ahmed Badawi, Partner, Badawi & Associates

RECOMMENDATION: Receive and file the City of Chino's Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025.

Kim Sao, Director of Finance introduced Ahmed Badawi, Partner, Badawi & Associates, who provided a presentation. An updated copy of the Annual Comprehensive Financial Report was provided to the City Council and saved to the meeting record.

Mayor Ulloa inquired about the timeline of the completion of the Annual Comprehensive Financial Report. Ms. Sao noted the FY 2024-25 audit delays were the result of department vacancies and updated audit standards. Ms. Sao assured the goal is to complete the next audit within the required deadline.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to Receive and file the City of Chino's Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

12. Fiscal Year 2025-26 Midyear Budget Review. Adopt Resolution No. 2026-023 to Approve the Midyear Budget Adjustments for Fiscal Year 2026-26.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: Adopt Resolution No. 2026-023, authorizing the FY 2025-26 Midyear Budget adjustments as detailed in Exhibits A and B, including approval of contract amendments outlined in Exhibit C.

Kim Sao, Director of Finance, and Sheri Beckett, Budget Manager, provided a presentation.

Maureen Moe Mendoza, inquired about the allocation for the Animal Resource Center of the Inland Empire.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to Adopt Resolution No. 2026-023, authorizing the FY 2025-26 Midyear Budget adjustments as detailed in Exhibits A and B, including approval of contract amendments outlined in Exhibit C. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

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## **MAYOR AND COUNCIL REPORTS**

### Mayor Ulloa

Mayor Ulloa reported on the Watermaster Agriculture meeting; Watermaster Board of Director's meeting; Chino Hills City Manager Ben Montgomery Retirement Celebration; Northgate Gonzalez Market Grand Opening; Congresswoman Norma Torres check presentation for the Chino Valley Innovation Center; Omnitrans Board of Director's meeting; SBCTA Board of Directors meeting; Senior Birthdays Celebration; West End Regional Navigation Center Groundbreaking event; California Institution for Men meeting; and Closed Session.

### Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the Animal Resource Center of the Inland Empire Board meeting; Ruben S. Ayala Park Batting Cages Grand Reopening; meeting with resident; Chino Basin Watermaster Board meeting; Chino Basin Desalter Authority Finance meeting; Baker to Vegas Relay Race; Northgate Gonzalez Market Grand Opening; Chino Basin Desalter Authority Board of Directors meeting; IEUA Regional Sewerage Policy Committee meeting; West End Regional Navigation Center Groundbreaking event; City Manager meeting; and Closed Session.

### Council Member Comstock

Council Member Comstock reported on the Congresswoman Norma Torres check presentation for the Chino Valley Innovation Center.

### Council Member Flores

Council Member Flores reported on the grand openings of Liv Coffee, Rustic Chic Cafe, and Northgate Gonzalez Market; and the Congresswoman Norma Torres check presentation for the Chino Valley Innovation Center.

### Council Member Lucio

Council Member Lucio reported on the Northgate Gonzalez Market Grand Opening; and the California Institution for Men meeting.

### City Manager's Report

City Manager Reich reported on the Annual Comprehensive Financial Report completion timeline; and the Chino Outreach & Resident Engagement (C.O.R.E.) Academy.

### City Attorney's Report

City Attorney Galante had no report.

### Director's Report

Hye Jin Lee, Director of Public Works, provided an update on the completed Turnkey Turf Transformation Project at City Hall and shared regarding light poles at Ruben S. Ayala Park that were removed and will be replaced to ensure structural integrity.

Silvia Avalos, Director of Community Services, Parks & Recreation, announced that the Chino Days event has been cancelled due to the anticipated rain, and noted that staff is exploring the possibility of rescheduling for a later date.

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Police Chief's Report

Police Chief Mensen provided an update regarding the Baker to Vegas Relay Run; the "You Are Not Alone" Project; and issued a community warning following a jewelry-theft incident at the Chino Spectrum.

Fire Chief's Report

Fire Chief Williams announced the Chino Valley Fire Foundation Bike and Hot Rod Car Show on May 30, 2026 and the Chino Valley Fire Ops 101 on April 10, 2026. He provided an update regarding the City of Ontario warehouse fire.

Mayor Ulloa announced the meeting will be adjourned in memory of Los Angeles County Sheriff Deputy Levi Vargas.

**ADJOURN**

The meeting adjourned at 8:35 p.m. in memory of Deputy Levi Vargas. The next Regular Meeting of the City Council will be held on Tuesday, April 21, 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 21ST DAY OF APRIL 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.)