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

TUESDAY, NOVEMBER 18, 2025

MINUTES

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

CALL TO ORDER

The November 18, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:12 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.

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 REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1020-282-12; NWC of Chino Ave. & 6th St. 13272 6th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Tannehill Langdon TR; Under Negotiation: Price and Terms of Potential Acquisition

2. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee or her designee 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 5:14 p.m. and concluded at 5:59 p.m. The City Council reconvened the meeting at 6:08 p.m.

FLAG SALUTE

Chino Rotary Club Troop 201 led the Pledge of Allegiance.

CEREMONIALS

Proclamations

American Cancer Society's Great American Smokeout Day - Proclaim November 20, 2025 as American Cancer Society's Great American Smokeout Day in the City of Chino.

Mayor Ulloa read into the record the Proclamation designating November 20, 2025, as American Cancer Society's Great American Smokeout Day in Chino. Michael Adams, CSPR Supervisor, and Kaylee Henriquez, Chino Police Department D.A.R.E. Officer, accepted the Proclamation.

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: 1020-282-12; NWC of Chino Ave. & 6th St. 13272 6th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Tannehill Langdon TR; Under Negotiation: Price and Terms of Potential Acquisition

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

2. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee or her designee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local1932 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 an update, 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 November 18, 2025. Receive and file the External Agency Report for November 18, 2025 (Covering Meetings from September 1 - September 30, 2025).

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

San Antonio Regional Hospital Presentation. Update Presentation from San Antonio Regional Hospital.

Brenda Nuno Gutierrez, Government Affairs Coordinator, San Antonio Regional Hospital, provided an update regarding their services and the state of healthcare in the region.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa provided the following event reminders and announcements:

- Gobbler Gloves Boxing Showcase is Sunday, November 23, 2025, at the Neighborhood Activity Center, 5201 D Street. For information, visit cityofchino.org/cspr or call 909-334-3260.
- Chino Cares Challenge is open community-wide by collecting food, grocery and fast food gift cards, to help Chino families in need. For donation drop-off information, visit cityofchino.org/ccs.
- City Hall and most city facilities will be closed on Thanksgiving Day, November 27, and the day after Thanksgiving, November 28, 2025. City Hall will resume normal operating hours on Monday, December 1, 2025.
- Santa's Workshop and Tree Lighting Ceremony is Saturday, December 6, 2025, starting at 4:00 p.m., Chino City Hall Lawn. For information, visit cityofchino.org/events.
- Chino Youth Christmas Parade & Fair is Saturday, December 13, 2025. For information, visit cityofchino.org/events.

PUBLIC COMMENTS

Pastor Kaylyn Unterkofler, Crosspoint Church, provided the invocation.

Bella Barajas, Allegiance STEAM Academy student, provided an introduction.

Imam Salomon, Ahmadiyya Muslim community, provided an introduction and invitation to their 28th West Coast Jalsa event on December 27, 2025.

Ray Morales, Chino Boxing Foundation, provided an invitation to the Gobbler Gloves Boxing Showcase and thanked the Council Members, Chief of Police, Fire Chief, and City Staff for the outstanding job on the Saturdays Night Fights event.

Bob Nigg, spoke regarding the City of Chino Housing Element in relation to the City of Redondo Beach case, regarding the Regional Housing Needs Allocation (RHNA) overlays.

City Attorney Galante addressed the City of Redondo Beach case.

Mike Gutierrez, inquired about a new city hall plan. Mayor Ulloa stated there is a Civic Center Master Plan that we hope to someday implement, however, there is no current plan to move forward.

Scouts from Troop 201 and Troop 2012 provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7772823 to 7773099, and Electronic Fund Transfers 525251E to 525348E, totaling \$4,774,463.99.

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 November 18, 2025. Receive and file the November 18, 2025, Government Relations Update.
5. Adjustments in Compensation for Affected Members of the City of Chino. Approve 1) Resolutions for MOU Amendments and Compensation and Benefit Plans; 2) Resolution No. 2025-079 to amend the City's Classification Plans and Salary Schedules; and 3) Appropriations in the amount of \$328,928 to various funds for FY 2025-26.
6. Live Entertainment Permit - Kenwood's Kitchen and Tap. Approval of a Live Entertainment Permit for Kenwood's Kitchen and Tap, 16287 Main St., Ste 110 Chino, CA, for a period of 12 months, subject to quarterly review of satisfactory compliance with terms, conditions, and restrictions of permit.
7. 2025 Citizens' Option for Public Safety (COPS) Grant Funds Additional Appropriation. Accept additional funds of \$145,294.48 received for the identified expenditure areas of the FY 2024-25 COPS Program Grant G4256 and appropriate an additional expenditure and revenue in the amount of \$145,294.48 in the State COPS Fund 130.
8. 2026 Citizens' Option for Public Safety (COPS) Grant. Accept and approve the use of grant funds for the identified expenditure areas of the 2025-26 COPS Program Grant G4265; appropriate \$145,497 to the AB3229-State COPS Grant Fund 130, with a corresponding increase to revenues in the same fund.
9. Notice of Completion for the FY24-25 Traffic Signal Interconnect Project (TR251) with Branson Industries, LLC. Accept Project TR251, Contract No. 2025-251, as complete; authorize the Director of Public Works to file the Notice of Completion; and authorize the release of retention funds following the 35-day lien period absent any claims.
10. Landscape Maintenance Agreement between the City of Chino and Caltrans for the new median on SR-83/Euclid Avenue (Merrill Avenue north to Eucalyptus Avenue). Approve an Agreement between the City of Chino and the State of California, Department of Transportation (Caltrans), for the ongoing maintenance of new median landscaping improvements within the State Highway right-of-way along State Route 83/Euclid Ave.
11. Award a Professional Services Agreement to Proactive Engineering Consultants, Inc. for the Monte Vista Park Expansion Project (PK255). Award a professional services agreement to Proactive Engineering Consultants, Inc. for \$163,243.00 to provide engineering design services for the Monte Vista Park Expansion Project (PK255).
12. Adopt Resolution No. 2025-080 to enter into a Funding Agreement D2502006 with the State Water Resources Control Board for the Drinking Water State Revolving Fund program to fund the State Street Water Treatment Plant Project (WA212). Authorize the City to enter into an Agreement with the State Water Resources Control Board through the Drinking Water State Revolving Fund Program to fund WA212; accept the Emerging Contaminates Grant included in the Agreement in the amount of \$25,000,000

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to approve the Consent Calendar Items 1 and 3-12 as presented; with item 2 pulled for separate action. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

ITEMS PULLED FROM CONSENT

2. Minutes. Regular Meeting Minutes for November 4, 2025 (Mayor Ulloa Absent-Excused).

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

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

ABSTAIN: ULLOA

NEW BUSINESS

13. Approve a Memorandum of Understanding (MOU) with the County of San Bernardino for the Operation of the West End Navigation Center. Approve a Memorandum of Understanding (MOU) with the County of San Bernardino for the operation of the West End Navigation Center.

Staff Report By: Silvia Avalos, Director of Community Services, Parks & Recreation.

RECOMMENDATION: 1) Approve a Memorandum of Understanding (MOU) between the City of Chino, County of San Bernardino, and cities of Chino Hills, Fontana, Montclair, Ontario, Rancho Cucamonga, Rialto, and Upland; 2) approve the City of Chino's share of \$200,000 for each of the first two years for the joint operation of the West End Navigation Center located at 11109 Jasmine Street, Fontana, CA; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Silvia Avalos, Director of Community Services, Parks and Recreation, and Police Captain Ryan Croley, provided a report on the item.

Mayor Pro Tem Burton inquired about the process, medical staff, and operational hours. Police Captain Croley explained once contact is made and a need is identified, the center will provide wrap around services. He noted the City will provide transportation to the center and assist with the intake process, confirmed there is medical staff and the center will be available 24 hours a day, seven days a week.

Council Member Comstock commented this is resource has been missing in San Bernardino County for some time and is long overdue for the community. She thanked staff and the Mayor for working on it and the County for taking the lead.

Mayor Ulloa discussed the West End Mayor's Roundtable group's years of planning and efforts. She thanked the City of Fontana for moving forward to build the center.

Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to 1) Approve a Memorandum of Understanding (MOU) between the City of Chino, County of San Bernardino, and cities of Chino Hills, Fontana, Montclair, Ontario, Rancho Cucamonga, Rialto, and Upland; 2) approve the City of Chino's share of \$200,000 for each of the first two years for the joint operation of the West End Navigation Center located at 11109 Jasmine Street, Fontana, CA; 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.

14. Issuance of Bonds for Community Facilities District 2003-3 Improvement Area 11. Adopt Resolution 2025-081 and Authorize the Issuance of Bonds for Community Facilities District 2003-3 IA 11.

Staff Report By: Kim Sao, Director of Finance and Jon White, Director, Urban Futures, Inc.

RECOMMENDATION: Adopt Resolution No. 2025-081 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2003-3 of the City of Chino (the "District"), on behalf of Improvement Area No. 11 therein ("Improvement area No. 11"), approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents").

Kim Sao, Director of Finance, and Jon White, Director, Urban Futures, Inc. provided a presentation on the item.

Mr. White noted a minor revision to the Preliminary Official Statement (POS) attachment to incorporate the ownership to include 15 lots owned by Century to read "Century Landbank", which has been submitted to the City Council and saved to the meeting record.

Council Member Lucio inquired about some neighboring cities who issue bonds for 99 years and if this results in a lower payment for the homeowner. Mr. White explained he is not aware, but believes that beyond the life of the bond, the extra funds are used for local improvements.

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to Adopt Resolution No. 2025-081 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2003-3 of the City of Chino (the "District"), on behalf of Improvement Area No. 11 therein ("Improvement area No. 11"), approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents"). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

15. Adjustments in Compensation for Affected Members of the City of Chino. Approve 1) Resolutions for Compensation and Benefit Plans; 2) Resolution No. 2025-078 to amend the City's Classification Plans and Salary Schedules; and 3) Appropriations in the amount of \$27,534 to various funds for FY 2025-26.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: 1) Adopt Resolution Nos. 2025-088 and 2025-089 approving the Compensation and Benefit Plans for Executive Management and Unrepresented Sworn Management; 2) Adopt Resolution No. 2025-078 to amend the Classification Plan and Compensation Schedule for Executive Management; and 3) Approve appropriation in the amount of \$27,534 to the various funds detailed in the fiscal impact section of the staff report.

Fred Galante, City Attorney, provided a report on the item. Pursuant to Government Code Sections 53262, 54953(c)(3), and 54956(b), City Attorney Galante reported updates to compensation outlined in the resolutions and exhibits being presented for approval. The updates for Executive Management include a one-time, non-pensionable Retention Pay, a 3% COLA effective the beginning of the pay period after City Council approval, which is November 24, 2025; and a 3% COLA effective the beginning of the pay period that includes July 1, 2026.

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to 1) Adopt Resolution Nos. 2025-088 and 2025-089 approving the Compensation and Benefit Plans for Executive Management and Unrepresented Sworn Management; 2) Adopt Resolution No. 2025-078 to amend the Classification Plan and Compensation Schedule for Executive Management; and 3) Approve appropriation in the amount of \$27,534 to the various funds detailed in the fiscal impact section of the staff report. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

16. Ad Hoc Committees. Request to Establish Temporary City Council Ad Hoc Committees.

Staff Report By: Linda Reich, City Manager

RECOMMENDATION: Establish and assign City Council Members to temporary Ad Hoc Committees for 1) Downtown Chino and 2) Information Technology and Training.

City Manager Reich provide a report on the item.

Mayor Ulloa inquired about how often the Ad Hoc Committees will meet. City Manager Reich stated they will meet as needed.

Mayor Ulloa asked that two City Council Members volunteer to serve on the Downtown Chino Ad Hoc Committee. Council Member Flores and Mayor Pro Tem Burton volunteered to serve on the Committee.

Motion by Council Member Comstock, seconded by Council Member Lucio, to establish and assign Council Member Flores and Mayor Pro Tem Burton to the temporary Ad Hoc Committee for Downtown Chino. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Ulloa asked that two City Council Members volunteer and serve on the Information Technology and Training Ad Hoc Committee. Council Member Comstock and Council Member Lucio volunteered to serve on the Committee.

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to establish and assign Council Member Comstock and Council Member Lucio to the temporary Ad Hoc

Committee for Information Technology and Training. 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 following meetings and events including the Omnitrans Board of Director's meeting; San Bernardino County Transportation Authority Board of Directors meeting; River Street Market Ecology Center San Juan Capistrano tour; Senior Birthdays; Bark Around Ayala Park; Veterans Day ceremony; Omnitrans Administration and Finance Committee meeting; SBCTA Transit Metro Valley Committee meeting; and City Manager meeting.

Mayor Pro Tem Burton

17. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Chino Kiwanis Club (Golf Tournament).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contribution of \$300 to Chino Kiwanis Club (Golf Tournament).

Motion by Council Member Flores, seconded by Council Member Comstock, to Approve community support fund contribution of \$300 to Chino Kiwanis Club (Golf Tournament). 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 following meetings and events including a meeting to discuss noise issues from the Ontario International Airport; Chino Valley Historical Society meeting; Bark Around Ayala Park; City Manager meeting; Mayor's Prayer Breakfast; Howard Cattle Elementary Veterans Day event; Youth Sports President's dinner; Chino Basin Watermaster Appropriative Pool Committee meeting; Animal Resource Center Design meeting; Closed Session; thanked Bella Barajas and Bob Nigg, who provided a public comment; and reminded everyone about the Gobbler Gloves boxing event.

Council Member Comstock

Council Member Comstock complimented the City Veterans Day event; complimented the efforts of the Chino Police Department as they provided service to Deputy Nunez's funeral and their work on the retail theft operations; spoke regarding the current rain conditions and the past challenges; and expressed her sympathy to Mayor Pro Tem Burton for the loss of his Mother in Law.

Council Member Lucio

Council Member Lucio expressed his condolences to Mayor Pro Tem Burton and his wife Bertie; provided a suicide prevention reminder; wished everyone a Happy Thanksgiving and encouraged everyone to volunteer in a food give away program and help others in need.

Council Member Flores

Council Member Flores reported he participated in the Learning Experience community helpers lesson; wished everyone a Happy Thanksgiving; announced upcoming Thanksgiving food giveaways; and expressed his condolences to the Burton family.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Mensen reported that over \$7,500 raised from the pink patch fundraiser will be donated to the Loma Linda Cancer Care Center; the first Stuff the Sleigh event will be at Painted Dough on Saturday, November 22 from 1:00-3:00 p.m.; and announced the retail theft operation is in effect, with Proposition 36 violators subject to felony bookings.

Director's Report

Hye Jin Lee, Director of Public Works, provided a report on the current weather condition and confirmed there are no significant incidents; announced fire stations are restocked with sand and sandbags; and provided a highlight regarding Consent Calendar Item 12, where staff secured an additional \$15 million grant for the State Street water project.

Fire Chief's Report

Fire Chief Dave Williams had no report.

ADJOURN

The meeting adjourned at 7:57 p.m. The next Regular Meeting of the City Council will be held on Tuesday, December 2, 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 2ND DAY OF DECEMBER 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)