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

TUESDAY, FEBRUARY 18, 2025

MINUTES

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

CALL TO ORDER

The February 18, 2025, Regular Meeting of the Chino 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, 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 item listed on the Closed Session agenda.

1. 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

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-281-03, 1014-281-08; 5412 Francis Ave., Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Grand West Coast Investment LLC; Under Negotiation: Price and Terms of Potential Acquisition

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-051-08; NEC of Central Ave. and Phillips Blvd.; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Central 55 Investments LLC; Under Negotiation: Price and Terms of Potential Lease

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: 15180 Euclid Avenue, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: State of California; Under Negotiation: Price and Terms of Potential Acquisition

Mayor Ulloa announced she will not participate in the discussion for closed session items 1 and 2 due to a conflict of interest.

The City Council recessed to Closed Session at 5:02 p.m. Mayor Ulloa exited the closed session room at 5:39 p.m. Closed session concluded at 5:56 p.m. The City Council reconvened the regular meeting at 6:02 p.m.

FLAG SALUTE

Chino Cub Scout Pack 205 led the Pledge of Allegiance.

CEREMONIALS

Retirement Recognition - California Institute for Men (CIM) - Recognition of CIM Retiree John Bennett.

Mayor Ulloa recognized Correctional Officer John Bennett with a retirement proclamation and presented him a City Tile in recognition of his 48 years of dedicated service to the California Institute for Men. Mr. Bennett was accompanied by his family, past CIM Warden Ty Pennington, current Warden Eric Mejia, and coworkers.

Chino Youth Boxing Club Awards - Recognition of the Chino Youth Boxing Club Members who received various awards during 2024.

Mayor Ulloa called up Chino Youth Boxing Foundation President Mike Garcia, Vice President Ray Morales, and Coach Abraham Ortega, who presented certificates of recognition to 2024 award recipients David Cruz, Joseph Sanchez, Isaiah Rodriguez, Daniel Cruz Camberos, Elizabeth Peralta, Andrew Barrios, Jayleen Mendoza, Anthony Vargas, Emma Acevedo, Noah Buenrostro, Logan Hamburg, Lennia Lopez, and David Duran.

Business of the Month - Award of Business of the Month for February 2025 to Gavril Dental.

Mayor Ulloa presented the February 2025 Business of the Month Award to Gavril Dental. Owner Dr. Alex Gavril and Office Manager Melinda De Leon were present to accept the award.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for February 2025.

Mayor Ulloa announced Mr. Paul Hayes of the Preserve as the February 2025 Mayor's Home Beautification Award winner who was not able to attend the meeting, but ensured staff will deliver the award.

REPORT OUT OF CLOSED SESSION

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

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-051-08; NEC of Central Ave. and Phillips Blvd.; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Central 55 Investments LLC; Under Negotiation: Price and Terms of Potential Lease

The City Council held a discussion regarding terms of lease, provided direction, and no further reportable action was taken.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: 15180 Euclid Avenue, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: State of California; Under Negotiation: Price and Terms of Potential Acquisition

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

1. 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 left the Closed Session room, and did not participate in the discussion. The balance of the City Council held a discussion, provided direction, and no further reportable action was taken.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8 Property: APN: 1014-281-03, 1014-281-08; 5412 Francis Ave., Chino; 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 left the Closed Session room, 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.

INFORMATION

External Agency Report for February 18, 2025. Receive and file the External Agency Report for February 18, 2025 (Covering Meetings from December 1 - December 31, 2024).

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

PUBLIC ANNOUNCEMENTS

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

Ayala Park Softball Fields Grand Opening Ceremony is Saturday, February 22, 2025, at 9:00 a.m.

Chino Youth Museum DairyAire 5K, is Saturday, March 1, 2025, at 8:00 a.m. at Ruben S. Ayala Park. For information, visit chinoyouthmuseum.com.

Healthy Family Day, is Saturday, March 15, 2025, at the Neighborhood Activity Center. For more information, visit cityofchino.org/HFD.

PUBLIC COMMUNICATIONS

Pastor Shadrach Means, Calvary Chapel Chino Hills, provided the invocation.

Brigid Bjerde, spoke against a pickleball court proposed at Constellation Park.

Sandra Rose, spoke concerning our county not being a theocracy.

Keith Kobayashi, Troop 201, provided an introduction.

Rhena Kho, iPoly student, provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 774177 to 774351, and Electronic Fund Transfers 523746E to 523826E, totaling \$6,506,252.86.
2. Minutes. (a) Regular Meeting Minutes for February 4, 2025 (All Members Present) and (b) Special Joint Meeting Minutes for January 14, 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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated February 18, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. Annual Adoption of City of Chino and Successor Agency Investment Policy. Adopt City Resolution No. 2025-009 and Successor Agency Resolution No. 2025-001 containing the City of Chino and Successor Agency Statement of Investment Policy.
6. Amendments to Subdivision Improvement Agreements for Tract Map Nos. 20446 & 20446-1 (Block 3) in The Preserve. Approve Amendment to Subdivision Improvement Agreements and Securities with TH The Preserve Chino LLC for Tract Map No. 20446 and Century Communities of California, LLC for Tract Map No. 20446-1.
7. Tri Pointe Homes Holdings, Inc. - Final Tract Map. No. 20312-2 and Subdivision Improvement Agreement. Approve Final Tract Map. No. 20312-2 and Subdivision Improvement Agreement with Tri Pointe Homes Holdings, Inc.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1-7 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

8. Permanent Local Housing Allocation (PLHA) Funding Application. Conduct a Public Hearing regarding the PLHA program application and adopt Resolution No. 2025-004 authorizing the submittal of an application for funding under the State of California PLHA Program.

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

RECOMMENDATION: 1) Open a Public Hearing to receive input on the City of Chino Permanent Local Housing Allocation (PLHA) program application; 2) Adopt Resolution No. 2025-004, authorizing the submittal of an application for funding under the State of California PLHA program; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Mayor Ulloa opened the public hearing.

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

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

Mayor Ulloa expressed interest in partnership opportunities with Habitat for Humanity.

Motion by Council Member Flores, seconded by Council Member Lucio, to 1) Open a Public Hearing to receive input on the City of Chino Permanent Local Housing Allocation (PLHA) program application; 2) Adopt Resolution No. 2025-004, authorizing the submittal of an application for funding under the State of California PLHA program; 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.

NEW BUSINESS

9. Ordinance No. 2025-001 - Chapter 8.12 Fireworks. Approve the Introduction of Ordinance No. 2025-001, Amending Chapter 8.12 of the Chino Municipal Code Pertaining to Fireworks.

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

RECOMMENDATION: Approve the Introduction of Ordinance No. 2025-001, to be read by number and title only, waiving further reading of the ordinance, amending Chapter 8.12 of the Chino Municipal Code (CMC) pertaining to fireworks.

Silvia Avalos, Director of Community Services, Parks, & Recreation, provided a presentation on the item.

Troy Stevens, booth operator for the Gavin R. Stevens Foundation in Chino, spoke in support of the ordinance and thanked everyone involved.

Council Member Comstock reported the meeting with the booth operators was productive and helpful, noting the meeting will take place annually going forward. She requested evaluation of the fireworks ordinance next year to determine if any revisions are needed.

Council Member Lucio suggested the elimination of the 10% charge for residents.

Fred Galante, City Attorney, read the Ordinance by number and title only, waiving further readings:

ORDINANCE NO. 2025-001 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 8.12 (FIREWORKS) OF THE CHINO MUNICIPAL CODE.

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to Approve the Introduction of Ordinance No. 2025-001, to be read by number and title only, waiving further reading of the ordinance, amending Chapter 8.12 of the Chino Municipal Code (CMC) pertaining to fireworks. 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 meetings and events including Omnitrans Board of Director's meeting; San Bernardino County Transportation Authority Board of Director's workshop; Cub Scout Pack 205 Blue and Gold ceremony; Inland Empire Utilities agency meeting; San Bernardino County and Viramontes meeting; Investment Advisory Committee meeting; Fireworks meeting; Mayor's Prayer Breakfast; City Manager meeting; City photos; and Closed Session.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on meetings and events including meeting with Erren O'Leary of Lewis Development; Historical Society meeting; Animal Resource Center meeting; Chino Desalter Authority Board meeting; IEUA Committee Board meeting; Chino Desalter Authority Board meeting; City Manager meeting; IEUA Regional Contract meeting; Community meeting with staff regarding fair housing; and Closed Session.

Council Member Comstock

Council Member Comstock reported on meetings and events including meeting with Erren O'Leary of Lewis Development; Assemblymember Michelle Rodriguez swearing in ceremony; meeting regarding Fireworks; Chino Valley Fire Board meeting; League of California Cities Board meeting; Closed Session; and congratulated Sergeant Bennett and the Chino Boxing Club youth boxers.

Council Member Flores

Council Member Flores reported on meetings and events including Assemblymember Michelle Rodriguez swearing in ceremony; Investment Advisory Committee meeting; H Mart Grand Opening; Ribbon Cutting for The Learning Experience; Chino Valley Chamber of Commerce Board meeting; congratulated the Chino Boxing Club youth boxers; and recommended a charity boxing match between the Chino Valley Fire Department and the Chino Police Department.

Council Member Lucio

Council Member Lucio reported on meetings and events including a meeting with Lissa and Joe Fraga; California Institute for Men Citizen's Advisory Committee; Fireworks meeting; Wienerschnitzel Grand Opening in the Preserve; City Manager meeting; and Closed Session.

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 shared he is looking forward to working with newly appointed CIM Warden Eric Mejia; and reported the Point-in Time count had a 28% decrease over last years count.

Director's Report

No Director's report.

Fire Chief's Report

Deputy Fire Chief Jeremy Ault introduced newly promoted Battalion Chief John Cripe, provided updates on mutual aid, and announced the Firefighter Paramedics recruitment.

ADJOURN

Mayor Ulloa adjourned the meeting at 7:18 p.m. The next Regular Meeting of the City Council will be held on Tuesday, March 4, 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 4TH DAY OF MARCH 2025.


EUNICE M. ULLOA, MAYOR

ATTEST:


NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)