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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
REGULAR MEETING - CHINO SENIOR CENTER  
13170 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, NOVEMBER 19, 2024**

**MINUTES**

**OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The November 19, 2024, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:04 pm by Mayor Pro Tem Karen C. Comstock at the Chino Senior Center.

**ROLL CALL**

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

**ABSENT:** Mayor Eunice M. Ulloa

**FLAG SALUTE**

Girl Scouts from Troops 684 and 5784 led the Pledge of Allegiance.

**CEREMONIALS**

Proclamations

Great American Smokeout - Proclaim November 21, 2024, as the American Cancer Society's Great American Smokeout Day.

Mayor Pro Tem Comstock read into the record the Proclamation designating November 21, 2024, as the American Cancer Society's Great American Smokeout Day in Chino and presented it to Hayley Paige, Chino Community Services, Parks & Recreation Coordinator, and Matthew Solano, Chino Police Officer, DARE Program.

Presentations

Chino Colts Pop Warner 6U Football Team - Recognition of the Chino Colts who captured the Mt. Baldy Conference Division Championship.

Mayor Pro Tem Comstock recognized the Chino Colts Pop Warner 6U Football Team players for their recent Mt. Baldy Conference Division Championship win. Certificates of Recognition were presented to the players and coaches.

Recognition of Chino Community Theatre's 40th Anniversary and Donation from the Chino Valley Chamber of Commerce Leadership Academy - Recognition of Chino Community Theatre's 40th Anniversary and Donation Presentation.

Mayor Pro Tem Comstock presented a City tile to the Chino Community Theatre to commemorate their 40th year anniversary. Paul and Karen Larson and Chino Community Theatre colleagues were present to accept the recognition.

The Chino Valley Chamber of Commerce presented a video of Chamber President Zeb Welborn to introduce the Leadership Academy who presented the Chino Children's Community Theatre with a \$20,000 check donation raised by the Chamber Leadership Academy Cohort #2.

Business of the Month - Award of Business of the Month for November 2024 to Martin Chiropractic.

Mayor Pro Tem Comstock presented the November 2024 Business of the Month Award to Martin Chiropractic. Dr. David Martin and his staff were present to accept the award.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for November 2024.

Mayor Pro Tem Comstock presented the Mayor's Home Beautification Award for November 2024 to the Vasquez Family of Scripps Avenue in Chino.

#### **AGENDA ADDITIONS/REVISIONS**

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

#### **INFORMATION**

External Agency Report for November 19, 2024. External Agency Report covering meetings from September 1 - 30, 2024.

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

#### **PUBLIC ANNOUNCEMENTS**

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

City Hall and most city facilities will be closed on Thanksgiving Day, November 28, 2024, and the day after Thanksgiving, November 29, 2024. City Hall will resume normal operating hours on Monday, December 2, 2024. Waste Management waste collection services will be delayed by one day for those with scheduled pickups on Thursday and Friday.

Tree Lighting Ceremony and Santa's Workshop, Saturday, December 7, 2024, from 4:00 - 8:00 p.m., at Chino City Hall Lawn. For more information, visit [www.cityofchino.org/treelighting](http://www.cityofchino.org/treelighting).

Chino Youth Christmas Parade & Fair, Saturday, December 14, 2024, from 9:00 a.m. - 2:00 p.m., The Holiday Fair and Carnival will take place at City Hall Lawn. The Chino Youth Museum will celebrate their 25th anniversary and will transform to Santa's Village from 9:00 a.m. - 2:00 p.m. For more information, visit [www.cityofchino.org/parade](http://www.cityofchino.org/parade).



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**PUBLIC COMMENTS**

Mayor Pro Tem Comstock provided an announcement for any speakers in attendance regarding the project at Euclid and Schaefer Avenues. She explained the item is not part of the meeting agenda and encouraged residents to visit the website [www.cityofchino.org/orbis](http://www.cityofchino.org/orbis) and attend the upcoming neighborhood meeting regarding the project so their comments and concerns can be made a part of the official record for the project.

Pastor Steve Hurlbert, Calvary Chapel Chino Hills, provided the invocation.

Mike Garcia, Representative of the Chino Youth Boxing Foundation, provided an invitation to the Gobbler Gloves Boxing Showcase event, taking place on Sunday, November 24, 2024, at 12:00 p.m. at the Chino Youth Boxing Club.

Linda Zeigler, Chino resident, spoke regarding the East Chino Specific Plan.

Pat Loy, of Lewis Management Corporation, provided an update on The Preserve Community Center construction status.

Elder Knudson and Elder Roberts, missionaries of Church of Jesus Christ of Latter Day Saints, shared about their community volunteering efforts.

Michael Gales, spoke in support of public safety and maintaining a clean community.

**CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 773095 to 773295, and Electronic Fund Transfers 523254E to 523351E, totaling \$5,144,099.12.
2. Minutes. Regular Meeting Minutes for November 5, 2024 (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 State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated November 19, 2024.
5. Ordinance No. 2024-012 Second Reading - CFD 2003-3. Adoption of Ordinance No. 2024-012 on second reading, authorizing the levy of special taxes within Community Facilities District No. 2003-3 Improvement Area 11.
6. Amendment to the Reimbursement Agreement with Inland Empire Utilities Agency (IEUA) for the Operations and Maintenance Costs of the Preserve Sewer Lift Station for a Five-Year Term in the total amount of \$898,000. Approve an Amendment to the Reimbursement Agreement with the Inland Empire Utilities Agency (IEUA) for the operations and maintenance costs of the Preserve Sewer Lift Station for a five-year term in the total amount of \$898,000.
7. Award a Professional Services Agreement to Onward Engineering and Hunsaker and Associates for Design Services for the Philadelphia Street Water Line Replacement and Walnut Avenue Water Line Replacement Project (WA242). Award a Professional Services Agreement to Onward Engineering for \$136,103 for Design Services for the Philadelphia Street Water Line and to Hunsaker and Associates Irvine, Inc. for \$149,830 for Design Services for the Walnut Avenue Water Line.

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

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

**NOES: NONE.**

**ABSENT: ULLOA**

**CONTINUED PUBLIC HEARING**

8. Amendment of the 2021-2029 Housing Element Update and Introduction of Ordinance No. 2024-003 (ZOA PL23-0133). Approve Resolution No. 2024-004 for the adoption of amendments to the City of Chino 2021-2029 Housing Element required by the California Department of Housing and Community Development; and approve the introduction of Ordinance No. 2024-003.

Staff Report By: Mike Hitz, Principal Planner

RECOMMENDATION: 1) Approve Resolution No. 2024-004 adopting an amendment to the City of Chino 2021-2029 Housing Element, including any additional non-substantive revisions required by the California Department of Housing and Community Development (HCD); 2) approve the introduction of Ordinance No. 2024-003, to be read by number and title only, and waive further reading of the Ordinance; and 3) authorize the City Manager to file all documents with HCD on behalf of the City.

Mayor Pro Tem Comstock opened the continued public hearing.

Mike Hitz, Principal Planner, provided a presentation on the item.

Fred Galante, City Attorney, reported on the importance to approve the proposed Ordinance and the impacts of having a non-compliant Housing Element.

Robert Nigg, Chino resident, spoke in opposition of the housing element standards and requested the City Council seek revisions to the Ordinance after its approval.

Zachary Cenit, Chino resident, spoke in opposition of the proposed Ordinance.

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

Council Member Flores inquired about the turnaround time to bring back the proposed revisions to the Ordinance 2024-003. City Manager Reich explained staff will work on the items noted regarding height, density and storage facilities, to make revisions to the proposed Ordinance, and will provide updates to City Council as soon as possible.

Council Member Lucio commented regarding the City Council's past position on state mandates and explained the reasons why it is important to consider passing the proposed Ordinance. He also noted the importance of having community participation through this process.

Council Member Burton asked staff to review the proposed revisions related to height, density, and storage facilities. He also asked the community to participate in meetings held by developers.



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Mayor Pro Tem Comstock stated the City Council will continue to be transparent through the process and noted the importance of having an approved housing element.

Warren Morelion, Director of Development Services, clarified staff will look into revisions related to reducing the height requirement on the mixed-use overlay to 45-feet max height; look at eliminating the ability to do self-storage facilities in the mixed-use overlay; and look at the density allowance within the mixed-use or affordable sites; and will work with the Department of Housing and Community Development (HDC) on these revisions and report back to the City Council.

The motion was revised to include the addition of staff review for revisions related to height, density, and storage facilities.

Fred Galante, City Attorney, read the Ordinance by number and title only.

ORDINANCE NO. 2024-003 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING SECTIONS 20.04.030, 20.09.090, AND 20.321.340 OF THE CHINO MUNICIPAL CODE REGARDING OVERLAY DISTRICT FOR AFFORDABLE HOUSING AND SENIOR HOUSING PROJECTS.

**Motion by Council Member Burton, seconded by Council Member Flores, to 1) Approve Resolution No. 2024-004 adopting an amendment to the City of Chino 2021-2029 Housing Element, including any additional non-substantive revisions required by the California Department of Housing and Community Development (HCD); 2) approve the introduction of Ordinance No. 2024-003, to be read by number and title only, and waive further reading of the Ordinance; and 3) authorize the City Manager to file all documents with HCD on behalf of the City. Additionally, staff will review revisions related to height, density, and storage facilities and report back to the City Council. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

### **NEW BUSINESS**

9. Police Helicopter Grant Funds/Award of Bids for Purchase and Completion of Police Helicopter.  
Approval of Contract for Receipt of Grants Funds from San Bernardino County for Police Helicopter; Award of Bids for Purchase and Completion of Police Helicopter.  
Staff Report By: Lieutenant Aaron Kelliher

RECOMMENDATION: 1) Establish and appropriate a project budget (IE259) in the amount of \$3,703,336.49 for the Police Helicopter, consisting of \$2,703,336.49 from Law Enforcement DIF Fund 231 and \$1,000,000.00 of grant funding from San Bernardino County; 2) approve a contract with the County of San Bernardino to accept \$1,000,000.00 in grant funding for the purchase of a police helicopter; 3) award a contract to Bell Helicopters Textron of Fort Worth, Texas, in the amount of \$2,166,585.00 for the purchase of a new Bell 505 Police Helicopter; 4) award a contract to Hangar One Avionics of Carlsbad, California, in the amount of \$1,347,175.50 for the purchase and installation of critical police mission equipment on a new Bell 505 Police Helicopter; 5) approve payment of California Use Tax to the California Department of Tax and Fee Administration in the amount of \$189,576.19 for the out-of-state purchase of a police helicopter; and 6) authorize the City Manager to sign the required documents on behalf of the City.

Lieutenant Aaron Kelliher, provided a presentation on the item.

Council Member Burton inquired about the costs associated with the initial purchase of the helicopter and annual maintenance costs. Lieutenant Kelliher explained the cost breakdown of \$3.7 million to purchase the helicopter, with annual operating costs of approximately \$520,000 per year to be included in the future budget process, including \$120,000 for a part-time pilots. Lieutenant Kelliher also shared the separate cost of the helicopter storage planned to be located at Chino Airport, with a hangar lease of approximately \$9,000 monthly for the helicopter facility that would also act as a police substation.

Chief Mensen clarified the San Bernardino County \$1 million grant will be used for the purchase of the helicopter, bringing the initial purchase price to \$2.7 million from Development Impact Fee (DIF) funds.

Council Member Burton asked about the annual pilot training and certification, and Lieutenant Kelliher explained the recertification training can be between \$10,000 to \$15,000 per year.

Council Member Lucio asked how many budgeted items will be impacted once the helicopter is purchased. Chief Mensen explained that due to current police department vacancies, there is no concern the proposed air support program will affect staffing in the department. He noted the department is on target with their six-year staffing plan. Lieutenant Kelliher confirmed the same, and noted the air support program is a prime tool for the department to effectively conduct air support.

James Mikkelsen, Chino resident, spoke in support of the proposed police helicopter program.

Jorge Gonzales, Chino resident, spoke in support of the proposed police helicopter program.

Council Member Flores asked when the police helicopter will be completed, and Lieutenant Kelliher explained the process takes about one year and the helicopter will be ready by the end of 2025.

Mayor Pro Tem Comstock and Council Member Burton expressed support for the air support program.

**Motion by Council Member Burton, seconded by Council Member Lucio, to 1) Establish and appropriate a project budget (IE259) in the amount of \$3,703,336.49 for the Police Helicopter, consisting of \$2,703,336.49 from Law Enforcement DIF Fund 231 and \$1,000,000.00 of grant funding from San Bernardino County; 2) approve a contract with the County of San Bernardino to accept \$1,000,000.00 in grant funding for the purchase**



of a police helicopter; 3) award a contract to Bell Helicopters Textron of Fort Worth, Texas, in the amount of \$2,166,585.00 for the purchase of a new Bell 505 Police Helicopter; 4) award a contract to Hangar One Avionics of Carlsbad, California, in the amount of \$1,347,175.50 for the purchase and installation of critical police mission equipment on a new Bell 505 Police Helicopter; 5) approve payment of California Use Tax to the California Department of Tax and Fee Administration in the amount of \$189,576.19 for the out-of-state purchase of a police helicopter; and 6) authorize the City Manager to sign the required documents on behalf of the City. The motion carried by the following vote:

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

**NOES: NONE.**

**ABSENT: ULLOA**

10. Construction Credit/Reimbursement Agreement with Chino Development Corporation and Chino Preserve Development Corporation for the Construction of Circulation (Streets, Signals & Bridges) Development Impact Fee Improvements at Various Locations in The Preserve. Approve a construction credit/reimbursement agreement with Chino Development Corporation and Chino Preserve Development Corporation for an amount not to exceed \$35,131,528.37 for the construction of various streets and traffic signals in The Preserve.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator

RECOMMENDATION: 1) Appropriate \$4,000,000 to the Transportation Fund and schedule a corresponding year-end transfer in the same amount from The Preserve Circulation (Streets, Signals & Bridges) Development Impact Fee Fund (Fund 260); 2) adopt Resolution 2024-057 memorializing the developer's rights to the highest priority reimbursement from The Preserve Circulation (Streets, Signals & Bridges) Development Impact Fee Fund (Fund 260); 3) approve a construction credit/reimbursement agreement with Chino Development Corporation, a California corporation and Chino Preserve Development Corporation, a California corporation for an amount not to exceed \$35,131,528.37 for the construction of Circulation (Streets, Signals & Bridges) Development Impact Fee improvements at various locations in The Preserve; 4) approve a reimbursement to Chino Development Corporation, a California corporation in the amount of \$4,000,000 for said improvements; and 5) authorize the City Manager to execute all the necessary documents on behalf of the city.

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

**Motion by Council Member Lucio, seconded by Council Member Flores, to 1) Appropriate \$4,000,000 to the Transportation Fund and schedule a corresponding year-end transfer in the same amount from The Preserve Circulation (Streets, Signals & Bridges) Development Impact Fee Fund (Fund 260); 2) adopt Resolution 2024-057 memorializing the developer's rights to the highest priority reimbursement from The Preserve Circulation (Streets, Signals & Bridges) Development Impact Fee Fund (Fund 260); 3) approve a construction credit/reimbursement agreement with Chino Development Corporation, a California corporation and Chino Preserve Development Corporation, a California corporation for an amount not to exceed \$35,131,528.37 for the construction of Circulation (Streets, Signals & Bridges) Development Impact Fee improvements at various locations in The Preserve; 4) approve a reimbursement to Chino Development Corporation, a California corporation in the amount of \$4,000,000 for said improvements; and 5) authorize the City Manager to execute all the necessary documents on behalf of the city. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: ULLOA**

### **MAYOR AND COUNCIL REPORTS**

#### Mayor Ulloa

Mayor Ulloa had an excused absence.

#### Council Member Burton

Council Member Burton reported on the following meetings and events including the Ontario International Airport State of the Airport; West End Animal Services Agency Board meeting; Chaffey College Report to the Community; Inland Empire Utilities Agency Regional Sewage Policy Committee meeting; Chino Cultural Foundation Fall Artist Showcase; Bark Around Ayala Park; Chino Valley Chamber of Commerce Student Pitch Competition; Youth Sports President's Dinner; meeting with a business owner regarding property concerns; Old Schoolhouse Museum Barn Ribbon Cutting; a meeting with two residents regarding the housing element; City Manager meeting; Cultural Arts Foundation meeting; Local Agency Formation Commission (LAFCO) Annexation protest hearing; West End Animal Services Agency Executive Director interviews; and wished everyone a Happy Thanksgiving.

#### Council Member Flores

Council Member Flores reported on the following meetings and events including the Chaffey College Report to the Community; VisionWorks Ribbon Cutting; Chino Cultural Foundation Fall Artist Showcase; Randall Lewis Leadership in Public Service Series networking event; Chamber of Commerce Kids Entrepreneur Fair; Prado Regional Park Gatehouse and Monument Entry Groundbreaking; and the Local Agency Formation Commission (LAFCO) protest hearing for the Ramona/Francis Annexation.

#### Council Member Lucio

Council Member Lucio reported on the following meetings and events including the Veterans Day event and acknowledged Kaylee Fraga for her singing performance of the national anthem; City Manager Meeting; Prado Regional Park Gateway and Monument Entry Groundbreaking; City Manager meeting; and wished residents a Happy Thanksgiving.

#### City Manager's Report

City Manager Reich thanked CSPR, Public Works and Police Departments for the Halloween Spooktacular event; congratulated Mayor Ulloa, Mayor Pro Tem Comstock, and Council Member Flores for their presumed election success, and noted the election results will be certified by the County on December 3, 2024, and the City will certify the results at the second City Council meeting in December; congratulated Development Services for their work on the Housing Element, and thanked the City Council for their support of the housing element and expressed hopes the community will attend community meetings and get involved; wished Council Member Lucio a Happy Birthday; and called forward Terry Doyle, the new Human Resources and Risk Management Director for the City of Chino to say a few words.

Terry Doyle, Human Resources and Risk Management Director, provided an introduction.



City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Chief Mensen provided a report on retail theft and prevention plans for the holiday season; and announced Proposition 36 passed and goes into effect on January 1, 2025.

Director's Report

There was no Director's report.

Fire Chief's Report

Fire Chief Dave Williams shared upcoming events, including the Stuff the Boot Toy Drive on December 8, 2024 at 10:00 a.m. at the Chino Spectrum and the Make a Child Smile event on December 11, 2024 at 8:00 a.m. at Walmart in Chino.

Council Member Burton asked for a status report on the accident that occurred on San Antonio, and Chief Williams reported two of the four persons were considered critical when they were transported to a local hospital.

Mayor Pro Tem Comstock

Mayor Pro Tem Comstock reported on the Veterans Day event and shared she was traveling for her parents wedding anniversary and father's birthday. She shared it is a season of gratitude and how grateful she is to live in the City of Chino and wished everyone a Happy Thanksgiving.

**ADJOURN**

Mayor Pro Tem Comstock adjourned the meeting at 8:43 p.m. The next Regular Meeting of the City Council will be held on Tuesday, December 3, 2024 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in the City Council Chambers.

APPROVED AND ADOPTED THIS 3RD DAY OF DECEMBER 2024.



KAREN C. COMSTOCK, MAYOR PRO TEM

ATTEST:



NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)