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

TUESDAY, OCTOBER 21, 2025

MINUTES

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

CALL TO ORDER

The October 21, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:00 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 LEGAL COUNSEL - EXISTING LITIGATION Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9 Name of case: Mary Ingrid Culp vs. City of Chino; (Case No. CIVSB2222717)

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION. Pursuant to Paragraph (1) of Subdivision (d) of Government Code Section 54956.9 City of Chino, et al v. Inland Empire Utilities Agency (Los Angeles Superior Court Case No. 24STCP02321)

The City Council recessed to Closed Session at 5:01 p.m. and concluded at 5:58 p.m. The City Council reconvened the meeting at 6:04 p.m.

FLAG SALUTE

Chino Service Unit 405 Girl Scouts from Troops 1744, 5181, and 8685 led the Pledge of Allegiance.

CEREMONIALS

Proclamation

Lights on Afterschool Day. - Proclaim October 23, 2025, as Lights On Afterschool Day in the City of Chino.

Mayor Ulloa read into the record the Proclamation designating October 23, 2025 as Lights On Afterschool Day in Chino. Crystal Gutierrez, CSPR Coordinator, Shiloh Hart, Child Development Coordinator, Health Services, SOAR After School Program, Chino Valley Unified School District, accepted the Proclamation.

Presentations

Recognition of Kaitlyn Clancy - Presentation Honoring Kaitlyn Clancy for Her Heroic Delivery of a Baby on a Chino Sidewalk.

Mayor Ulloa presented a Certificate of Recognition to Kaitlyn Clancy, for her heroic delivery of a baby on a Chino sidewalk. Ms. Clancy and her family were present to accept the award.

Business of the Month - Award of Business of the Month for October 2025 to Bevy Beans Coffee.

Mayor Ulloa presented the October 2025 Business of the Month Award to Bevy Beans. Owners Sandra Bahena and Jeannine Bahen were present to accept the award.

Proclamation

Proclamation Recognizing State Senator Susan Rubio - Recognition of Senator Susan Rubio for authoring Senate Bill 536, a landmark bill marking the beginning process for the City of Chino to acquire the former Heman G. Stark Youth Correctional Facility from the State of California.

Mayor Ulloa read into the record the Proclamation recognizing Senator Susan Rubio for authoring Senate Bill 536. Senator Rubio was present to accept the Proclamation.

REPORT OUT OF CLOSED SESSION

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

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9 Name of case: Mary Ingrid Culp vs. City of Chino; (Case No. CIVSB2222717)

The City Council received an update, 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 City of Chino, et al v. Inland Empire Utilities Agency (Los Angeles Superior Court Case No. 24STCP02321)

The City Council received a briefing, 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 October 21, 2025. Receive and file the External Agency Report for October 21, 2025 (Covering Meetings from August 1 - August 31, 2025).

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

PUBLIC ANNOUNCEMENTS

Mayor Ulloa announced the following scheduled community events:

- Halloween Spooktacular is Friday, October 31, 2025, from 4:00 - 9:00 p.m. at Ruben S. Ayala Park, 14225 Central Avenue. For information, visit cityofchino.org/halloween.

- Bark Around Ayala Park is Saturday, November 8, 2025, from 9:00 a.m. - 12:00 p.m. at Ruben S. Ayala Park, 5575 Edison Avenue. For information, visit cityofchino.org/bark.

- Veterans Day Ceremony is Tuesday, November 11, 2025, at 11:00 a.m. at the Chino Liberty Courtyard located at the Chino Community Building, 5443 B Street. For information, visit cityofchino.org/events.

Mayor Ulloa announced that the meeting would adjourn in memory of Jackson Clarence Powell Jr., a longtime Chino resident and beloved community member. On behalf of the City Council, the Mayor extended condolences to Mr. Powell's family.

Mayor Ulloa announced the adjournment in memory of Jerry Soares will be postponed and take place at the next City Council meeting to allow for his family to be present.

PUBLIC COMMENTS

Mayor Ulloa announced 42 email comments were received regarding community concern at the Calvary Chapel Chino Hills event, were provided to the City Council, and saved to the meeting record. In light of receiving those comments, and the speakers in attendance tonight, the public comment time limit was changed to two minutes per speaker.

Pastor Don Porter, Crosspoint Church, provided the invocation.

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

Joanne Genis, spoke regarding her son Cody Genis, who passed away on October 4, 2025, and expressed her concerns regarding homeless, mental health, and the L.P.S. Mental Health Act. Ms. Genis also provided written materials to the City Council members.

Bob Goodwin, spoke regarding mental illness, substance abuse, current law constraints, and new legislation amendments that will expand the eligibility for care.

Melanie, spoke about concerns regarding the Calvary Chapel Chino Hills event and ICE raids.

Nicole, spoke about concerns regarding the Calvary Chapel Chino Hills event and the City's response.

Inti-Fada, spoke regarding community safety, the Pray Vote Stand summit, and concerns with ICE raids.

Katherine Morales, spoke about concerns regarding the Pray Vote Stand summit and the two minute public speaking time limit.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7772443 to 7772670, and Electronic Fund Transfers 525091E to 525179E, totaling \$9,221,071.27.
2. Minutes. Regular Meeting Minutes for October 7, 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 October 21, 2025, the Tracked State Legislation Report; and Position Letters on Legislation.
5. Second Amendment to City Manager's Employment Agreement. Approve the Second Amendment to the City Manager's Employment Agreement.
6. Project Update - Solar Power Purchase Agreement (PPA). Receive and file an update of the Solar Power Purchase Agreement (PPA) to BP Solar Chino LLC as the contracting entity.
7. Approve Contract Amendment No. 4 to the Professional Services Agreement with MV Cheng & Associates. Approve a contract amendment with MV Cheng & Associates increasing the not-to-exceed amount from \$150,000 to \$300,000 to provide interim financial consulting services.
8. Award a Professional Services Agreement with CT&T Concrete Paving, Inc., Diamond Bar, CA. Approve a Professional Services Agreement with CT&T Concrete Paving, Inc., Diamond Bar, CA, in the amount of \$580,000 for As-Needed Concrete Repair Services.
9. Notice of Completion for the Water Service Lateral Replacement in Hampshire Village Project (WA255) with G&A Nelos Construction, Inc. Accept Project WA255 with G&A Nelos Construction, Inc., Contract 2025-282, as complete; authorize release of retention funds following the 35-day lien period; authorize the Director of Public Works to file the Notice of Completion on behalf of the City.

Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to approve the Consent Calendar items 1-9 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Pro Tem Burton spoke regarding Consent Calendar Item No. 9, noting he was pleased the water service lateral replacement project in Hampshire Village was accomplished on time and under budget.

CONTINUED PUBLIC HEARING

10. Appeal of Planning Commission action approving the Chino Gateway Terminal Project. Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097, PL24-0098, and PL24-0120, based upon the findings and subject to the departmental conditions of approval.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: 1) Conduct a Public Hearing; and 2) Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Mayor Ulloa opened the continued public hearing.

Kim Le, Senior Planner, provided a presentation on the item.

Hayley Uno, Lozeau Drury LLP, appellant representative, Supporters Alliance for Environmental Responsibility, provided testimony.

Henry Hong, applicant, spoke in support of the Gateway Terminal project, noting it has a fine tuned architectural design within an industrial zoned area, and meets all CEQA requirements.

Stephanie Herrera, attorney for the applicant, spoke in support of the Gateway Terminal project and stated the appellant's claims are misleading, and recommended the City Council deny the appeal request.

Stubbie Barr, spoke to express support for the Gateway Terminal project, and requested the City deny the appeal.

Council Member Lucio addressed the appellant representative Hayley Uno to clarify points on issues she noted regarding air quality, battery storage, and noise impact levels. Ms. Uno offered to follow up on details she did not have available.

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

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to 1) Conduct a Public Hearing; and 2) Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

11. Community Development Block Grant (CDBG) FY 2022-23 Action Plan - Substantial Amendment. Adopt a Resolution approving the Community Development Block Grant FY 2022-23 Action Plan Substantial Amendment.

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

RECOMMENDATION: 1) Conduct a Public Hearing; 2) adopt Resolution 2025-067, approving the substantial amendment to the City of Chino's FY 2022-23 Annual Action Plan for the Community Development Block Grant (CDBG) Program; 3) transfer \$31,500 in Fund 350 allocated funds from project G6231 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.

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

Motion by Council Member Flores, seconded by Council Member Comstock, to 1) Conduct a Public Hearing; 2) adopt Resolution 2025-067, approving the substantial amendment to the City of Chino's FY 2022-23 Annual Action Plan for the Community Development Block Grant (CDBG) Program; 3) transfer \$31,500 in Fund 350 allocated funds from project G6231 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, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

12. Amending Title 15 of the Chino Municipal Code. Introduction of Ordinance No. 2025-007, amending Title 15 (Building and Construction) of the Chino Municipal Code.

Staff Report By: Basel Badawi, Building Official

RECOMMENDATION: Conduct a public hearing and approve the introduction of Ordinance No. 2025-007, amending the Title 15, Building and Construction, of the Chino Municipal Code, to be read by number and title only, and waive further reading of the Ordinance.

Mayor Ulloa opened the public hearing.

Basel Badawi, Building Official, provided a report on the item.

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

City Attorney Galante read the Ordinance by number and title only, waiving further reading of the ordinance:

ORDINANCE NO. 2025-007 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CHINO MUNICIPAL CODE, ADOPTING THE CALIFORNIA CODE OF REGULATIONS TITLE 24, INCLUDING THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA REFERENCED STANDARDS CODE, CALIFORNIA WILDLAND INTERFACE CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to Conduct a public hearing and approve the introduction of Ordinance No. 2025-007, amending the Title 15, Building and Construction, of the Chino Municipal Code, 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

13. Professional Services Agreement to Dudek to prepare the City's Urban Forest Management Plan. Award a Professional Services Agreement to Dudek to prepare the City's Urban Forest Management Plan (MS260).

Staff Report By: Michelle Chapman, CIP Engineering Manager

RECOMMENDATION: Award a professional services agreement to Dudek for \$245,377.00 to prepare the City's Urban Forest Management Plan (MS260); and authorize the City Manager to execute all necessary documents on behalf of the City.

Hye Jin Lee, Director of Public Works, introduced the item, and Michelle Chapman, CIP Engineer Manager, provided a presentation on the item.

Stubbie Barr, provided a public comment regarding the "Tree City" designation status, the relationships with developers, and the replacement of trees when construction conflicts exist. He noted the proposed inventory will help establish proper oversight on communities with HOA's who have the responsibility to maintain their trees.

Mayor Pro Tem Burton spoke regarding the program and discouraged the use of trees that drop sap and pine needles, or trees that tend to have frequent broken branches.

Council Member Lucio noted developers of new construction will remove young trees that are damaged by the high winds and not replace them. He recommended the use of trees that can potentially withhold heavy winds.

Mayor Ulloa recommended the development standards be updated with fire prevention language to prohibit trees that can easily catch on fire, such as pine and palm trees. She also requested to prohibit pepper trees as they break and are frequently damaged.

Council Member Comstock spoke regarding trees generating flowers or sap and recommended some conventional wisdom related to the maintenance of trees. She expressed she is a proponent of trimming trees aggressively.

In response to whether or not our current tree maintenance company was considered, Ms. Chapman explained West Coast Arborists have been limited to providing tree maintenance and tree inventory services to the City. The Dudek firm who received the highest score in the bidding process will develop the forest management master plan. Ms. Lee shared that Dudek specializes in creating master plans and the tree selection recommendations shared will be included in this plan.

Mayor Pro Tem Burton asked when a tree is removed can a mature tree be planted, and Ms. Lee confirmed that this requirement can be incorporated into the municipal code.

Council Member Flores stated commercial property owners have expressed concern regarding trees that have uplifted commercial parking lots and recommended the master plan include trees that cause minimal damage and require low maintenance costs in commercial centers.

Stubbie Barr, shared that the City's Municipal Code contains a tree replacement schedule and lists the box tree size, noting the time frame the trees have been in the box causes them to be root bound.

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to Award a professional services agreement to Dudek for \$245,377.00 to prepare the City's Urban Forest Management Plan (MS260); and 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. Amending Chapter 10.64 of the Chino Municipal Code. Introduction of Ordinance No. 2025-008, Amending Chapter 10.64 of the Chino Municipal Code Regulating Parades and Special Events.

Staff Report By: Nikki Love, Strategic Initiatives Manager

RECOMMENDATION: Approve the Introduction of Ordinance No. 2025-008 amending Chapter 10.64 of the Chino Municipal Code regulating Parades and Special Events, to be read by number and title only, and waive further reading of the Ordinance.

Jackie Melendez, Assistant City Manager, provided an introduction on the item, and Nikki Love, Strategic Initiatives Manager, provided a report on the item.

Mayor Pro Tem Burton inquired about the special event permit requirement for events with over 250 attendees where alcohol is served, and Ms. Love clarified special event permits will be required if there are as low as 10 people who are gathered. Ms. Melendez clarified the requirement applies to public events.

City Attorney Galante read the Ordinance by number and title only, waiving further reading of the ordinance:

ORDINANCE NO. 2025-008 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING CHAPTER 10.64 (PARADES AND SPECIAL EVENTS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE CHINO MUNICIPAL CODE

Motion by Council Member Flores, seconded by Council Member Lucio, to Approve the Introduction of Ordinance No. 2025-008 amending Chapter 10.64 of the Chino Municipal Code regulating Parades and Special Events, 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.

15. Amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code. Introduction of Ordinance No. 2025-009 Amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code to Modify City of Chino Planning Commission Members.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Approve the introduction of Ordinance No. 2025-009, amending Chapter 2.36 (Planning Commission) of the Chino Municipal Code (CMC) to provide for the reduction in the number of resident Planning Commission members from seven to five, to be read by number and title only, and waive further reading of the Ordinance.

Jackie Melendez, Assistant City Manager, provided a report on the item.

Katherine Morales provided a public comment in opposition of the proposed representation reduction on the Planning Commission.

The Mayor and Council Members expressed concern regarding reducing the number of members on the Planning Commission and emphasized the importance of robust training program for Planning Commissioners.

Warren Morelion, Director of Development Services, shared their efforts regarding training for the Planning Commissioners.

Item No. 15 failed due to a lack of a motion.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meeting and events including Mayor's Prayer Breakfast; Mayor's Message recordings; Southern California Water Coalition Executive Committee virtual meeting; Chino Police Department Open House; Old School House Museum Harvest Festival; Celebration of Life for Steve Lewis; City Council Study Session; Omnitrans Administration and Finance Committee meeting; SBCTA Transit Metro Valley Committee meeting; Housing Trust Ad Hoc meeting; Business event at Smash Factor; fundraiser event held by Chino Valley Fire District Board Member Kreeger; California Institute for Men (CIM) Trunk or Treat; Minor League Stadium tour; and closed session.

Mayor Pro Tem Burton

16. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Soroptimist International of the Chino Valley.

Staff Report By: Mayor Pro Tem Curtis Burton

RECOMMENDATION: Approve community support fund contribution of \$100 to Soroptimist International of the Chino Valley.

Motion by Council Member Flores, seconded by Council Member Comstock, to Approve community support fund contribution of \$100 to Soroptimist International of the Chino Valley. 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 meeting and events including League of California Cities Conference; St. Margaret Mary Car Show; Old School House Museum Harvest Festival; Chino Police Department Open House; Chino Police Department Retirement Luncheon; City Council Study Session; Inland Empire Blue Belles Breakfast; Business Economic Development event; Chino Valley Chamber of Commerce Business Expo; City Manager meeting; Chino Desalter Authority tour; expressed condolences to the Genis family; and spoke regarding the City's quality of life program.

Council Member Comstock

Council Member Comstock reported on the following meeting and events including the League of California Cities conference; announced she will serve as the Vice President of the Inland Empire Division for the League of California Cities; City Council Study Session; expressed condolences to the Family of Jackson Powell; and thanked Senator Rubio for her support to get the Stark property relinquished to the City of Chino.

Council Member Flores

17. Community Support Fund - Council Member Flores. Approve community support fund contributions to No More Locked Doors, Chino Youth Boxing Foundation, and the Chino Youth Museum.

Staff Report By: Council Member Christopher Flores

RECOMMENDATION: Approve a community support fund contribution of \$500 to No More Locked Doors, \$500 to Chino Youth Boxing Foundation, and \$500 to the Chino Youth Museum.

Motion by Council Member Comstock, seconded by Council Member Lucio, to Approve a community support fund contribution of \$500 to No More Locked Doors, \$500 to Chino Youth Boxing Foundation, and \$500 to the Chino Youth Museum. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Flores reported on meetings and events including Bruster's Ice Cream Grand Opening; Chamber Valley Chamber of Commerce Business Expo; thanked the Chino Valley Chamber of Commerce and the Chino Champion for hosting a booth at the Business Expo; and expressed condolences to the Genis family and the Powell family.

Council Member Lucio

Council Member Lucio had no report.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante spoke regarding Senate Bill 707.

Police Chief's Report

Police Chief Mensen spoke regarding the successful Chino Police Department Open House event.

Director's Report

No Director's Report.

Fire Chief's Report

Fire Chief Dave Williams had no report.

ADJOURNED IN MEMORY OF JACKSON CLARENCE POWELL JR.

Mayor Ulloa adjourned the meeting at 8:27 p.m. in memory of Jackson Clarence Powell Jr. The next Regular Meeting of the City Council will be held on Tuesday, November 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 NOVEMBER 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)