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

TUESDAY, MAY 6, 2025

MINUTES

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

CALL TO ORDER

The May 6, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:01 pm by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

PRESENT: Mayor Eunice M. Ulloa, Council Member Karen C. Comstock, Council Member Christopher Flores, and Council Member Marc Lucio

ABSENT: Mayor Pro Tem Curtis Burton

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, noting Mayor Ulloa will be abstaining and not participating in Item 1.

1. 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

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8; Property: APN: 1020-283-29; 13170 7th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: SMSA Limited Partnership, dba Verizon Wireless; Under Negotiation: Price and Terms of Leasehold

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8; Property: APN: 1020-282-03; 13218 6th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: SKS Property Investment LLC; Under Negotiation: Price and Terms of Potential Acquisition

4. EXISTING LITIGATION Pursuant to Government Code Section 54956.9
City of Chino v. Loring Winn Williams, et al. and related cross-complaint (San Bernardino Superior Court Case No. CIVDS 1827623)

5. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee 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 4:04 p.m. Mayor Ulloa joined the Closed Session upon the conclusion of Item #1 at 4:24 p.m. Closed Session concluded at 5:56 p.m. The City Council reconvened the meeting at 6:07 p.m.

FLAG SALUTE

The Monte Vista 4-H members led the Pledge of Allegiance.

CEREMONIALS

Proclamations

National Mental Health Awareness Month - Proclaim May 2025, as National Mental Health Awareness Month.

Mayor Ulloa read into the record the Proclamation designating May 2025 as National Mental Health Awareness Month in Chino. Angie Garcia, CSPR Coordinator, and Lainie Lapis, National Alliance on Mental Health (NAMI) Pomona Valley Board Member, accepted the Proclamation.

Professional Municipal Clerks Week - Proclaim May 4-10, 2025 as Professional Municipal Clerks Week.

Mayor Ulloa read into the record the Proclamation designating May 4-10, 2025 as Professional Municipal Clerks Week in Chino. Natalie Gonzaga, City Clerk, Maritza Sanchez, Deputy City Clerk, and Hannah Barbee, City Clerk Records Technician, accepted the Proclamation.

Mayor Ulloa presented a Certificate of Congratulations to Deputy City Clerk Maritza Sanchez, for receiving the prestigious designation of Certified Municipal Clerk (CMC) awarded by the International Institute of Municipal Clerks (IIMC).

Presentations

Chino High School Wrestling Team - Recognition of the Chino High School Wrestling Team.

Mayor Ulloa called up Chino High School Wrestling Coach Alex Angulo who presented certificates of recognition to the Chino High School Wrestling Team for competing in the State Championship: Jonathan Madera, Nathan Cauwel, Zachary Samano, and Tilly Kakuk.

Mayor Ulloa presented a City Tile to Natalie Blanco in honor of her historic achievement as the City's first CIF State Girls Wrestling champion.

Recognition of the Teen Advisory Committee Members - Ximena Tapia-Lugo, Kale Lo, Bridget Moore, Adrian Mora, Neil Jatakia, Jazlynn Sanchez, Karisia Rojas, Drew Ramirez, Flor Hernandez, Julia Barraza, Kathleen Chang, and Sofia Henderson.

Mayor Ulloa called up Brissa Sanchez, CSPR Coordinator, who presented certificates of recognition to the City of Chino Teen Advisory Committee members: Ximena Tapia-Lugo, Kale Lo, Bridget Moore, Adrian Mora, Neil Jatakia, Jazlynn Sanchez, Karisia Rojas, Drew Ramirez, Flor Hernandez, Julia Barraza, Kathleen Chang, and Sofia Henderson.

Retirement Recognition. Recognition of Chino Police Department Public Safety Dispatcher Jennifer Latham in recognition of 20 years of dedicated service to the City of Chino and its residents.

Mayor Ulloa recognized Public Safety Dispatcher Jennifer Latham and presented her a City Tile in recognition of her 20 years of dedicated service to the City of Chino Police Department. Police Chief Kevin Mensen also recognized Ms. Latham.

Anthony Moreno, District Representative from the office of Senator Susan Rubio, presented Ms. Latham a certificate in honor of her retirement and years of service.

Business of the Month - Award of Business of the Month for May 2025 to Let's Party Entertainment.

Mayor Ulloa presented the May 2025 Business of the Month Award to Let's Party Entertainment. Owner Vola Rossi was present to accept the award.

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

Mayor Ulloa announced the Mayor's Home Beautification Award for May 2025 was awarded to Joel Lee and Kevin Ju from the Lamplighter Community in Chino, who were unable to attend the meeting, but ensured staff will deliver their award.

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: 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 abstained from Closed Session Item 1. The balance of the City Council held a discussion, and no further reportable action was taken.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8; Property: APN: 1020-283-29; 13170 7th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: SMSA Limited Partnership, dba Verizon Wireless; Under Negotiation: Price and Terms of Leasehold

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

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code 54956.8; Property: APN: 1020-282-03; 13218 6th Street, Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: SKS Property Investment LLC; Under Negotiation: Price and Terms of Potential Acquisition

The City Council received an update, provided direction, and no further reportable action was taken.

4. EXISTING LITIGATION Pursuant to Government Code Section 54956.9

City of Chino v. Loring Winn Williams, et al. and related cross-complaint (San Bernardino Superior Court Case No. CIVDS 1827623)

The City Council received an update, provided direction, and no further reportable action was taken.

5. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee 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

City Attorney Fred Galante reported Closed Session will reconvene after the regular meeting for Item 5 and a report out for the item will be provided at the conclusion of Closed Session.

AGENDA ADDITIONS/REVISIONS

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

PUBLIC ANNOUNCEMENTS

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

Chino Bike Day is Saturday, May 10, 2025, from 7:30 - 11:00 a.m., at Ruben S. Ayala Park. For more information, visit cityofchino.org/bikeday.

Residential Community Clean Up is Saturday, May 10, 2025, from 8:00 a.m. - 1:00 p.m. at 13793 Redwood Street.

The American Legion Memorial Day Ceremony is Monday, May 26, 2025, at 10:00 a.m. at the Chino Community Building, 5443 B Street.

Chino City Hall will be closed on Monday, May 26, 2025, in observance of Memorial Day.

PUBLIC COMMENTS

Captain Ryan Croley, Chino Police Department, provided the invocation.

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

Michael Huizar, Post Commander, American Legion Chino Post 299, spoke on behalf of the Chino American Legion in opposition of the proposed development at the corner of Central/Schaefer Avenues and requested support from the City.

Maureen Mendoza, spoke about concerns regarding the Animal Resource Center (ARC).

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 775116 to 775414, and Electronic Fund Transfers 524156E to 524277E, totaling \$7,648,738.33
2. Minutes. Regular Meeting Minutes for April 15, 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. Fiscal Year 2023 Emergency Management Performance Grant (EMPG) Authorize the acceptance of the Fiscal Year 2023 EMPG in the amount of \$19,619 and appropriate \$19,619 to the General Fund with a corresponding increase to the General Fund grant (G425C) revenue.
5. Acceptance of State Department of Resources, Recycling and Recovery (CalRecycle) California Beverage Container Recycling City/County Payment Program (CCPP-24) Grant Funds. Authorize the acceptance of CalRecycle CCPP-24 grant funds of \$23,366; establish grant number G7251 for FY2024-25; and appropriate \$23,366 to the Sanitation Fund with a corresponding increase to the Sanitation Fund revenues in the same amount.

Motion by Council Member Lucio, seconded by Council Member Comstock, to approve the Consent Calendar items 1-5 as presented. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: BURTON

NEW BUSINESS

6. Award of Contract - Glenn E. Duncan Interactive Water Feature Project (PK253). Award a Professional Services Contract in the amount of \$80,000 to SITESCAPES, Inc., Costa Mesa, CA for design services for the Glenn E. Duncan Splash Pad Project.

Staff Report By: Jeffrey Benson, Parks & Facilities Manager

RECOMMENDATION: 1) Award a Professional Services Agreement in the amount of \$80,000 to SITESCAPES, Inc., Costa Mesa, CA for design services for the Glenn E. Duncan Splash Pad Project (PK253); 2) authorize expenditures of up to \$8,000 for project contingencies for a not-to-exceed potential contract amount of \$88,000; 3) appropriate \$13,000 to the Park Fund with a backfill from the Park Fund Preserve 341 reserves for a revised project budget of \$88,000; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

Jeffrey Benson, Parks & Facilities Manager, provided a report on the item.

Council Member Lucio spoke in favor of the proposed project.

Motion by Council Member Flores, seconded by Council Member Comstock, to 1) Award a Professional Services Agreement in the amount of \$80,000 to SITESCAPES, Inc., Costa Mesa, CA for design services for the Glenn E. Duncan Splash Pad Project (PK253); 2) authorize expenditures of up to \$8,000 for project contingencies for a not-to-exceed potential contract amount of \$88,000; 3) appropriate \$13,000 to the Park Fund with a

backfill from the Park Fund Preserve 341 reserves for a revised project budget of \$88,000; and 4) authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: BURTON

7. Construction Contract to Pacific Hydrotech for State Street Water Treatment Plant (WA212) and Amendments to Professional Services Agreements for the Project. Award Construction Contract to Pacific Hydrotech for State Street Water Treatment Plant WA212 and approve amendments to Professional Services Agreements for the Project.

Staff Report By: Natalie Avila, Associate Engineer

RECOMMENDATION: Approve (1) Appropriate \$38,708,159 from the Water Fund Balance (520); (2) Increase the project budget of the State Street Water Treatment Plant Project (WA212) by \$38,708,159 for a revised project budget amount of \$58,494,712; (3) Approval to waive bid irregularities and award a Construction Contract to Pacific Hydrotech Corporation, for \$44,063,900, for the construction of the State Street Water Treatment Plant Project (WA212); (4) Authorize expenditures of up to \$4,406,390 for 10% construction contract contingencies as allowable per the Public Contract Code; (5) Approve a fifth amendment to the Design Professional Services Agreement with Hazen and Sawyer, (Agreement No. 2021-234, for \$997,840 for additional engineering and construction support services; (6) Approve an amendment to the Construction Management and Inspection Professional Services Agreement with Butier Engineering, Inc., (Agreement No. 2024-253), for \$607,000 for additional construction management and inspection services; (7) Award a Native American Monitoring Service Agreement with Kizh Nation Resources Management for \$290,000; and (8) Authorize the City Manager to execute the necessary documents on behalf of the City.

Natalie Avila, Associate Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Ms. Avila noted that the Native American Monitoring Service Agreement with Kizh Nation Resources Management had a small revision, and a copy was provided to the City Council and saved to the meeting record.

Mayor Ulloa inquired regarding the bid irregularities. Ms. Avila and City Attorney Galante provided further details and information on how this was resolved by the contractor.

Mayor Ulloa inquired about the contaminants listed in the report, and Ms. Avila explained the different contaminants being treated, noting the treatment processes are designed to reduce these to safe levels.

Mayor Ulloa inquired regarding the timeline and Ms. Avila shared the expected project completion is two years.

Ms. Lee added regarding the importance of ensuring the new treatment plant's reliability during power outages, noting that although an emergency generator was not initially included, a condition was made to add it. She explained the efforts being made to secure funding from a federal emergency grant application, and if granted, the funds would replenish the Water Fund, with repayment structured over 30 years.

Council Member Lucio asked what the consequences would be if the City chose not to move

forward with this project. Ms. Lee explained Wells 12 and 14 would remain unusable due to contamination, leading to stranded assets and difficulties in meeting water demand, particularly in the upper zone of the City.

Council Member Comstock acknowledged the Infrastructure/Streets Committee were involved in the initial discussions for this item and noted the significance of the project.

The City Council discussed the timeline for the expected receipt of federal funding for the project and the process to proceed with the contract. Ms. Avila and City Attorney Fred Galante provided more information and explained language was added to the contract that allows the City to ensure we receive funding approval before proceeding.

Ms. Lee confirmed that the contractor has agreed to the established pricing terms in writing.

Motion by Council Member Flores, seconded by Council Member Comstock, to Approve (1) Appropriate \$38,708,159 from the Water Fund Balance (520); (2) Increase the project budget of the State Street Water Treatment Plant Project (WA212) by \$38,708,159 for a revised project budget amount of \$58,494,712; (3) Approval to waive bid irregularities and award a Construction Contract to Pacific Hydrotech Corporation, for \$44,063,900, for the construction of the State Street Water Treatment Plant Project (WA212); (4) Authorize expenditures of up to \$4,406,390 for 10% construction contract contingencies as allowable per the Public Contract Code; (5) Approve a fifth amendment to the Design Professional Services Agreement with Hazen and Sawyer, (Agreement No. 2021-234, for \$997,840 for additional engineering and construction support services; (6) Approve an amendment to the Construction Management and Inspection Professional Services Agreement with Butier Engineering, Inc., (Agreement No. 2024-253), for \$607,000 for additional construction management and inspection services; (7) Award a Native American Monitoring Service Agreement with Kizh Nation Resources Management for \$290,000; and (8) Authorize the City Manager to execute the necessary documents on behalf of the City. The motion carried by the following vote:

AYES: ULLOA, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: BURTON

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including Omnitrans Board of Directors meeting; Volunteer Recognition Dinner; Chino Basin Desalter Authority Board of Directors meeting; Southern California Water Coalition Board of Directors meeting and Quarterly Luncheon; Kiwanis Corn Feed Run Car Show; City Manager meeting; Art Box Contest meeting; National Day of Prayer event at the DoubleTree Hotel; National Day of Prayer at the City Hall lawn; Chino Valley Real Estate Group meeting; Chino Corporate Challenge opening ceremony; Chino Valley Fire District Open House; Hula Dancers Performance; Animal Resource Center meeting; presented the Nurse's Week Proclamation at the Chino Valley Medical Center; and Closed Session.

Mayor Pro Tem Burton

Mayor Pro Tem Burton had an excused absence.

Council Member Comstock

Council Member Comstock reported on the following meetings and events including the Volunteer Recognition Dinner; City Manager meeting; Cal Cities Conference, which including legislative meetings with local elected legislators; Cal Cities Board meeting; City Manager meeting; Community Services, Parks, and Recreation Commission meeting; Chino Valley Unified School District Measure G Bond Oversight Committee meeting; meeting with a local constituent regarding the development on Euclid and Schaefer Avenues; National Day of Prayer; City Manager meeting; Infrastructure/Streets Committee meeting; and Closed Session. She congratulated the Chino High School Wrestling Team, Teen Advisory Committee, Public Safety Dispatcher Jennifer Latham on her retirement, and thanked the American Legion for their comments.

Mayor Ulloa provide a brief description of Senate Bill 79 (SB79), which focuses on transit-oriented development that could permit buildings up to 7 stories high without consent from local municipalities.

Council Member Flores

Council Member Flores reported on the West Valley Mosquito and Vector Control District Board meeting and noted there has been a 13% increase in unmaintained pools and spas and reminded the community to ensure that pools are either properly maintained or drained to prevent mosquito infestations; thanked the American Legion for their comments; and spoke regarding the August Summer Night Fights boxing event.

Council Member Lucio

Council Member Lucio reported on the following meetings and events including the League of California Cities Conference and associated meetings; Kiwanis Corn Feed Run Car Show; City Manager meeting; Art Box meeting; meeting with a resident from College Park; meeting with Maria Kennedy, a potential developer in Chino; Southern California Association of Governments Conference; Knights of Columbus golf tournament; Infrastructure/Streets Committee meeting; meeting with a developer; City Manager meeting; Closed Session; congratulated the Chino High School Wrestlers, including Ms. Blanco for her achievements as the State Champion in her weight class; and thanked the American Legion for their comments.

City Manager's Report

Mayor Ulloa asked City Manager Reich about providing residents with information on the City website to help them contact Sacramento legislators regarding local community impacts. City Manager Reich shared that City staff is currently working on this resource for residents.

City Attorney's Report

City Attorney Galante provided information on Senate Bill 9, the California HOME Act; and complimented the Kiwanis Corn Feed Run Car Show.

Police Chief's Report

Police Chief Kevin Mensen thanked community members who attended the Cano Family fundraiser, acknowledging Nick Montano, Owner of Roscoe's Famous Deli, for his support, and extended appreciation to the Chino Police Officers Association leadership for coordinating the fundraiser event.

Director's Report

There was no Director's report.

Fire Chief's Report

Fire Chief Dave Williams discussed the Fire Zone map updates and public feedback received.

CLOSED SESSION

The City Council recessed back into Closed Session at 7:58 p.m. to discuss the following Closed Session item:

5. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee 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 concluded Closed Session at 9:12 p.m.

REPORT OUT OF CLOSED SESSION

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

5. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee 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 information, provided unanimous direction, and no reportable action was taken.

ADJOURN

The meeting adjourned at 9:14 p.m. The next Regular Meeting of the City Council will be held on Tuesday, May, 20, 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 20TH DAY OF MAY 2025.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)