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

TUESDAY, APRIL 16, 2024

MINUTES

OPEN SESSION – 6:00 PM

CALL TO ORDER

The April 16, 2024, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:04 pm by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

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

ABSENT: NONE.

FLAG SALUTE

Cub Scout Pack 205 led the assembly in reciting the Pledge of Allegiance.

CEREMONIALS

Presentations

Troop 201 Scout Recognition. Special Recognition of Chino Rotary Troop 201 Scout Leaders John Anderson, Cristian Li, and Patricia Cox.

Mayor Ulloa recognized Chino Rotary Troop 201 Scout Leaders John Anderson, Cristian Li, and Patricia Cox for their dedication to the scouting organization and youth in the community.

Proclamations

National Public Safety Telecommunicators Week. Proclaim April 14 - 20, 2024 as National Public Safety Telecommunicators Week.

Mayor Ulloa read into the record the Proclamation designating April 14-20, 2024 as National Public Safety Telecommunicators Week in Chino. Police Chief Mensen and Department Dispatchers were present to accept the Proclamation.

AGENDA ADDITIONS/REVISIONS

City Manager Linda Reich reported agenda Item No.16 will be pulled and returned to staff.

INFORMATION

Economic Development Report. Receive and File the Quarterly Economic Development Report.

Mayor Ulloa announced the Economic Development Report is available in the agenda packet.

External Agency Report. Receive and File the External Agency Report for April 2024.

Mayor Ulloa announced the External Agency Report is available in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa announced the following scheduled community events:

The Inland Empire Utilities Agency and the City of Chino Community Earth Day Event is Thursday, April 19, from 4:00 p.m. - 7:00 p.m. at the Chino Creek Wetlands and Educational Park located at 6075 Kimball Avenue. For more information, please contact (909) 334-3282.

The Kiwanis Corn Feed Run Car Show & Cruise is Saturday, April 27th, at City Hall, from 8:00 a.m. to 3:00 p.m. The event showcases classic cars in the downtown, live DJ music, and local vendor booths. For more information, visit www.ChinoKiwanis.com.

Chino Bike Day will be held Saturday, May 11th, from 7:30 a.m. to 11:00 a.m. at Ruben S. Ayala Park, Chino. This family-friendly event, presented by Healthy Chino and the Chino Police Department, promises fun for all ages with a special family bike ride. For more details, visit www.cityofchino.org/bikeday.

The State of the City Address, "From Heritage to Horizon," will be held on Tuesday, May 14, at the Chaffey College Chino Community Center. Ticket information and RSVP details are at www.cityofchino.org/sotc.

PUBLIC COMMENTS

Pastor Roy Robbins of Christ Lutheran Church provided the invocation.

Melissa Comani, Representative for Fourth District County Supervisor Curt Hagman, announced updates and upcoming events hosted by Supervisor Hagman.

John Ravero, introduced his business in Chino, Luv 2 Play, an indoor playground for children.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 769953 to 770159, and Electronic Fund Transfers 519015E to 519099E, totaling \$3,851,275.53.
2. Minutes. Regular Meeting Minutes for April 2, 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.

Item No. 4 was pulled from the Consent Calendar for a separate action.

5. 2023 Chino Climate Action Plan Annual Report. Receive and file the 2023 Chino Climate Action Plan Annual Progress Report, which outlines the City's progress to reduce Greenhouse Gas (GHG) emissions.
6. Property Tax Allocation for Annexation - LAFCO Reorganization (Detachment/Annexation from County Service Area 70) No. 3268 - East End Annexation. Adopt Resolution 2024-017, determining the amount of property tax revenues to be exchanged between and among the City of Chino and the County of San Bernardino, resulting from the jurisdictional change described by LAFCO 3268 (PL20-0003, Annexation).
7. Federal Asset Forfeiture Funds - Patrol Equipment Purchase (Federal Grant G424F). Approve the appropriation of \$43,073.14 from unappropriated reserves of the Asset Forfeiture/Department of Justice Fund 120 for the purchase of patrol equipment and increase the Asset Forfeiture revenue by \$43,073.14.
8. Chino Preserve Development Corporation - Development Impact Fee Credit & Reimbursement Agreement Tract Map No. 16420-5 (Block 3). Approve a Development Impact Fee Construction Credit/Reimbursement Agreement with Chino Preserve Development Corporation for Tract Map No.16420-5 (Block 3) in the amount of \$4,077,734.
9. Final Acceptance of Public Improvements for Tract Map No. 20165 (Block 4) area in The Preserve Specific Plan. Final Acceptance of Public Improvements for Tract Map No. 20165, Chino Preserve Development Corporation, generally located south of Market Street, west of Hellman Avenue, north of Legacy Park Street, and east of Discovery Park Avenue.
10. Final Acceptance of Public Improvements for Tract Map Nos. 19951 & 19952. Final Acceptance of Public Improvements for Tract Map Nos. 19951 and 19952, Lennar Homes of California, Inc., generally located at the northwest corner of Bickmore and Alpine Meadows Avenues in The Preserve Specific Plan area.
11. Assumption and Partial Assignment of the Preserve Development Agreement between the City of Chino, a Municipal Corporation; Chino Development Corporation, a California Corporation; and Century Communities of California, LLC, a Delaware Limited Liability Company. Approve an Assumption and Partial Assignment of the Preserve Development Agreement between the City of Chino, Chino Development Corporation, and Century Communities of California, LLC.
12. Amendment No. 1 to the Three-Party Cooperative Agreement between the City of Chino, the City of Ontario, and the San Bernardino County Flood Control District (SBCFCD) for the San Antonio Regional Storm Drain Project (R8001). Approve Amendment No. 1 to the three-party Cooperative Agreement for the San Antonio Regional Storm Drain Project (R8001) to increase the applicable costs by \$284,750, for a revised City share amount of \$868,750.
13. Amended and Restated Resolution Authorizing the Examination of Sales or Transactions and Use Tax Records. Adopt Resolution 2024-020, An Amended and Restated Resolution Authorizing the Examination of Sales or Transactions and Use Tax Records.

Motion by Council Member Burton, seconded by Mayor Pro Tem Comstock, to approve the Consent Calendar items 1-3 and 5-13 as presented. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

ITEMS PULLED FROM CONSENT CALENDAR

4. Resolution Opposing Initiative No. 21-0042A1. Adopt Resolution 2024-018 opposing Ballot Measure #1395, "The Taxpayer Protection and Government Accountability Act" (Initiative AG # 21-0042A1).

Vivian Castro, Deputy City Manager, provided a report on the item.

Mayor Pro Tem Comstock expressed her opposition to "The Taxpayer Protection and Government Accountability Act."

Motion by Council Member Flores, seconded by Mayor Pro Tem Comstock, to approve Item 4. 24-184 Resolution Opposing Initiative No. 21-0042A1. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

14. Issuance of Bonds Community Facilities District 2003-03 Improvement Area 10. Adopt Resolution 2024-019 for the issuance of Bonds for Community Facilities District (CFD) 2003-03 and approve Bond Counsel Agreement with Stradling, Yocca, Carlson & Rauth in the amount of \$75,000.

Staff Report By: Rob Burns, Director of Finance

RECOMMENDATION: 1) Adopt Resolution No. 2024-019 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2003-03 IA10 of the City of Chino (the "District"), 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"); and 2) approve the Bond Counsel Agreement with Stradling, Yocca, Carlson & Rauth in the amount of \$75,000.

Rob Burns, Director of Finance, provided a report on the item.

Motion by Council Member Lucio, seconded by Mayor Pro Tem Comstock, to 1) Adopt Resolution No. 2024-019 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2003-03 IA10 of the City of Chino (the "District"), 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"); and 2) approve the Bond Counsel Agreement with Stradling, Yocca, Carlson & Rauth in the amount of \$75,000. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

15. Amendment to Huitt-Zollars, Inc. Agreement for Design Professional Services - Pine Avenue Extension and Connection to State Route 71 (ST061). Approve a ninth amendment to the Design Professional Services Agreement with Huitt-Zollars, Inc., Irvine CA, Agreement 2015-232, in the amount of \$359,730, for a total agreement amount not to exceed \$5,292,514.11.

Staff Report By: Michele Hindersinn, Principal Engineer

RECOMMENDATION: Approve a ninth amendment to the Design Professional Services Agreement with Huitt-Zollars, Inc., Irvine CA, Agreement 2015-232, in the amount of \$359,730, for a total agreement amount not to exceed \$5,292,514.11; and authorize the City Manager to execute all necessary documents on behalf of the City.

Michele Hindersinn, Principal Engineer, provided a presentation on the item.

Mayor Pro Tem Comstock requested an update on the timeframe for the project. Staff provided updates on the status and discussions with Army Corps of Engineers, City of Chino Hills, and Caltrans.

City Council members offered to participate in discussions to help move the project forward and expressed concerns regarding completing the project in time for the City to have the opportunity to host 2028 Olympic events, as well as the need for improved traffic flow in this area.

City Council members requested staff work with the County Supervisor to address the Pomona Rincon Road improvements as a collaborative effort.

Motion by Council Member Flores, seconded by Council Member Lucio, to Approve a ninth amendment to the Design Professional Services Agreement with Huitt-Zollars, Inc., Irvine CA, Agreement 2015-232, in the amount of \$359,730, for a total agreement amount not to exceed \$5,292,514.11; and authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

16. Traffic Signal Installation at Eucalyptus & Fern (TR240). Award a Construction Contract with Elecnor Belco Electric, Inc., Chino, CA, for the Traffic Signal Installation at Eucalyptus & Fern.

Staff Report By: Hye Jin Lee, PE, Director of Public Works

RECOMMENDATION: 1) Appropriate \$175,000 from the unappropriated reserves of the Measure I Fund with a corresponding increase to the Traffic Signal Installation at Eucalyptus & Fern (TR240); 2) appropriate \$546,402 to the Transportation Fund with a corresponding backfill transfer from the Bridges/Signal/Thoroughfare Fund 220, bringing the total project TR240 budget to \$1,271,402; 3) award a construction contract to Elecnor Belco Electric, Inc., Chino, CA, for the Traffic Signal Installation at Eucalyptus & Fern (TR240) for a contract amount of \$1,146,360 and authorize up to \$114,636 (10% of the contract amount) for construction contingencies for a not to exceed contract amount of up to \$1,260,996; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.

Item No. 16 was pulled and returned to staff. No action was taken on Item No. 16.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events since the last meeting that included the Omnitrans Board of Directors meeting; San Bernardino County Transportation Authority Board of Directors meeting; Chick-fil-A Scholarship Award event; Agriculture meeting; Chino Desalter Authority Board of Director's meeting; Inland Empire Utilities Agency Sewage Policy Committee; Senior Birthdays; Healthy Family Day/Bark Around Ayala Park; City Manager meeting; City Council Workshop; Mayor's Prayer Breakfast; Omnitrans Administration and Finance Committee meeting; San Bernardino County Transportation Authority Transit Committee, and Metro Valley Committee meeting; Celebrated her Birthday with her family; Chino Valley Youth Track meet; City Manager meeting; and meeting with Jan Perkins.

Mayor Pro Tem Comstock

17. Community Support Fund - Mayor Pro Tem Comstock. Approve community support fund contributions for multiple non-profits and community groups for the Fiscal Year 2023-24.

Staff Report By: Mayor Pro Tem Comstock

RECOMMENDATION: Approve community support fund contribution of \$250 to Isaiah's Rock, \$250 to UCHOOZ Positive Youth, \$500 to Chino Police Officers' Foundation, \$500 to Chino Valley Fire Foundation, \$250 to Chino Kiwanis Club, \$250 to Chino American Little League, \$500 to Chino National Little League, \$500 to Chino Girls Fastpitch Softball, \$250 to Chino Boxing Club, \$125 to Rancho Del Chino Rotary Club, \$500 to Chino Valley Soroptimist Club, \$500 to Don Lugo High School Sports Booster Club, \$250 to Chino High School Sports Boosters, \$250 to Chino Police Explorer Post #211, and \$125 to Chino Valley Chamber Foundation Leadership Project supporting the Chino Community Children's Theatre.

Motion by Council Member Burton, seconded by Mayor Ulloa, to Approve community support fund contribution of \$250 to Isaiah's Rock, \$250 to UCHOOZ Positive Youth, \$500 to Chino Police Officers' Foundation, \$500 to Chino Valley Fire Foundation, \$250 to Chino Kiwanis Club, \$250 to Chino American Little League, \$500 to Chino National Little League, \$500 to Chino Girls Fastpitch Softball, \$250 to Chino Boxing Club, \$125 to Rancho Del Chino Rotary Club, \$500 to Chino Valley Soroptimist Club, \$500 to Don Lugo High School Sports Booster Club, \$250 to Chino High School Sports Boosters, \$250 to Chino Police Explorer Post #211, and \$125 to Chino Valley Chamber Foundation Leadership Project supporting the Chino Community Children's Theatre. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Pro Tem Comstock announced she would forego her report on meetings and events attended since the last meeting to provide a report on California Institute for Men (CIM) and her concerns associated with the recent relocation of death row inmates to CIM and substandard security practices as CIM continues to deteriorate and how the State's actions will impact the Chino community.

Council Member Burton reported on the following meetings and events since the last meeting that included the Chamber of Commerce Leadership Collaborative, Healthy Family Day/Bark Around Ayala Park; Meeting with a business owner; Centennial Celebration Gala at the American Legion Post 299 in honor of Elmer C Jertberg; City of Chino Water meeting; City of Chino Housing meeting; City Council Workshop; Mayor's Prayer Breakfast; Chino Basin Water Master meeting; Retail Theft Roundtable meeting; Residential Cleanup Day; Pet Wants Grand Opening; and City Manager meeting.

Council Member Burton expressed his disapproval of the transfer of the death row inmates to CIM and announced he, along with other members of the Chino City Council, including City of Chino Hills elected officials, will be representing the City in Sacramento. Council Member Burton encouraged residents to pay attention to what is going on in the City and expressed the need for support.

Council Member Flores

18. Community Support Fund - Council Member Flores. Approve community support fund contributions for multiple non-profits and community groups for the Fiscal Year 2023-24.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve community support fund contribution of \$500 to Chino Valley Chamber Foundation Leadership Project supporting the Chino Community Children's Theatre and \$500 to Trail Life Troop 2678.

Motion by Mayor Pro Tem Comstock, seconded by Council Member Lucio, to Approve community support fund contribution of \$500 to Chino Valley Chamber Foundation Leadership Project supporting the Chino Community Children's Theatre and \$500 to Trail Life Troop 2678. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Council Member Flores reported on the following meetings and events since the last meeting that included the Centennial Celebration Gala at the American Legion Post 299 in honor of Elmer C Jertberg; Soroptimist Spaghetti Dinner and Bingo; Needs Collaboration Event meeting; City Council Workshop; Mayor's Prayer Breakfast; Meeting with business owner; Retail Theft Roundtable meeting; Chino Valley Youth Track meet; Pet Wants Grand Opening; and meeting with Jan Perkins.

Council Member Lucio

Council Member Lucio reported on the following meetings and events since the last meeting that included the Healthy Family Day/Bark Around Ayala Park; and California Institute for Men (CIM) & California Institute for Women (CIW) Citizens Advisory Committee meeting. He explained Proposition 66 passed in 2016 which is the reason death row inmates are being transferred to CIM. He expressed concerns regarding the security level and facility condition of CIM, and potential for hospital visits of dangerous level 4 inmates.

City Manager's Report

City Manager Reich introduced Hye Jin Lee, Director of Public Works, who introduced the new City Engineer, Albert Espinoza.

City Attorney's Report

City Attorney Galante gave a brief update on the recent court case ruling, Sheetz v. County of El Dorado, which will affect local agencies' administration of impact mitigation fees, noting the ruling will not have a negative impact on the City of Chino's adopted development impact fees. Mayor Ulloa asked City Attorney Galante ensure staff review this case and City processes. Mr. Galante confirmed he will examine the nexus studies when they are performed.

Police Chief's Report

Chief Mensen provided the City Council with an update regarding the death row inmate transfer to CIM and reported the Chino Police Department has been working tirelessly to address the City's concerns, implement immediate additional security procedures, and reported a regional alliance has been established involving the City of Chino Hills, City of Ontario, and Chino Valley Fire District to address regional safety concerns.

Chief Mensen provided information to the City Council regarding a recent meeting with the Warden of CIM. Mayor Pro Tem Comstock asked Chief Mensen to ensure CIM's escape protocols are reviewed, tabletop and exercise drills are conducted, the Memorandum of Understanding between the City of Chino and CIM is reviewed and updated and ensure they are held accountable.

Council Members inquired and discussion ensued regarding the notification systems and sirens at CIM to notify the Police Department and residents in the event of an escape.

Fire Chief's Report

Fire Chief Dave Williams reported the Chino Valley Fire District is also concerned about the potential threat at CIM. At the Mayor's request, Chief Williams provided an update on the transition from American Medical Response (AMR) to CONFIRE for ambulance services scheduled to take over services on October 1st.

ADJOURN

The meeting adjourned at 7:33 p.m. The next Regular Meeting of the City Council will be held on Tuesday, May 7, 2024 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 7TH DAY OF MAY 2024.

EUNICE M. ULLOA, MAYOR

ATTEST:

MARITZA C. SANCHEZ, DEPUTY CITY CLERK

(These minutes are not official until signed.)