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

TUESDAY, NOVEMBER 4, 2025

MINUTES

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

CALL TO ORDER

The November 4, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:01 pm by Mayor Pro Tem Curtis Burton in the Council Chambers.

ROLL CALL

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

ABSENT: Mayor Eunice M. Ulloa

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: Kavoos Nassiri Ghotbabadi v. City of Chino, Alexander Guardado, et al. (S.B. Superior Court Case No. CIVSB2310426)

2. 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 recessed to Closed Session at 5:03 p.m. and concluded at 6:08 p.m. The City Council reconvened the meeting at 6:12 p.m.

FLAG SALUTE

Council Member Flores led the Pledge of Allegiance.

CEREMONIALS

Proclamations

Purple Heart City Proclamation to reaffirm the City of Chino's proud commitment to be a Purple Heart City along the Purple Heart Trail to honor the service and sacrifice made to preserve our freedom.

Mayor Pro Tem Burton presented the proclamation to reaffirm the City of Chino's commitment to be a Purple Heart City along the Purple Heart Trail. Brittany Zarcas, Community Services, Parks, & Recreation (CSPR) Supervisor, was present to accept the proclamation.

Law Enforcement Records and Support Personnel Week - Proclaim November 10-14, 2025 as Law Enforcement Records and Support Personnel Week in the City of Chino.

Mayor Pro Tem Burton presented the proclamation designating November 10-14, 2025 as Law Enforcement Records and Support Personnel Week in Chino. Police Chief Kevin Mensen, Amanda Tamparong, Police Records & Evidence Supervisor, Michelle Ogilby, Police Records & Evidence Coordinator, and Elizabeth Andrews, Police Records Technician, were present to accept the proclamation.

America Recycles Day - Proclaim November 15, 2025 as America Recycles Day in the City of Chino.

Mayor Pro Tem Burton presented the proclamation designating November 15, 2025, as America Recycles Day in Chino. Hye Jin Lee, Director of Public Works, Xochitl Huerta, Management Aide, and Glenda Chavez and Lillian Canales from Waste Management were present to accept the proclamation.

Presentations

2025 City of Chino Recycling All Stars - Recognition of Residential Recycling All Star Noe Brito and Commercial Recycling All Star Homecoming at the Preserve in Honor of America Recycles Day presented with Waste Management.

Glenda Chavez, Waste Management, spoke regarding Waste Management and the partnership with the City. She recognized the 2025 Recycling All Star Commercial Award winner, Homecoming at the Preserve. Mari Bailey, General Manager, and Alfonso Escalera, GM Supervisor from Homecoming, were present to accept the award.

Ms. Chavez announced the 2025 Recycling All Star Residential Award winner Noe Brito of Desales Street. Mr. Brito was unable to attend the meeting.

Business of the Month - Award of Business of the Month for November 2025 to:

- Old Fashion Donuts
- Smash Factor Lounge

Mayor Pro Tem Burton presented the November 2025 Business of the Month Award to Old Fashion Donuts. Owner Deborah Perea, and daughters Elena and Christina were present to accept the award.

Mayor Pro Tem Burton presented the next November 2025 Business of the Month Award to Smash Factor Virtual Golf and Lounge. Owner Jason and Anna Pearson were present to accept the award.

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

Mayor Pro Tem Burton presented the Mayor's Home Beautification Award for November 2025 to Maria Cortez of Philadelphia Street in Chino.

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: Kavoos Nassiri Ghotbabadi v. City of Chino, Alexander Guardado, et al. (S.B. Superior Court Case No. CIVSB2310426)

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

2. 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 2. 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 Pro Tem Burton announced the following scheduled community events:

- 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.

- Gobbler Gloves Boxing Showcase is Saturday, November 23, 2025, at the Neighborhood Activity Center, 5201 D Street. For information, visit cityofchino.org/cspr or call 909-334-3260.

Mayor Pro Tem Burton paid tribute to Jerry Soares, a former member of the Chino Police Department, who sadly passed away on September 15, 2025. On behalf of the City Council, Mayor Pro Tem Burton expressed sincere condolences to the family of Jerry Soares and announced the meeting will be adjourned in his memory.

PUBLIC COMMENTS

Pastor John Mata, Calvary Chapel Chino Valley, provided the invocation.

FT, Los Angeles Chapter of Proud Boys, spoke regarding protests at the recent Calvary Chapel Chino Hills event and commended the Chino Police Department.

Sophia Cohen, Field Representative for Assemblymember Michelle Rodriguez, announced an upcoming event.

Todd Warden, Field Representative, South Coast Air Quality Management District (AQMD), spoke regarding AQMD funding and incentive programs.

Melissa Compani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, provided community announcements.

Clint Alsdorf, resident, spoke to advocate for safety practices at places of worship and communication about the matter with the Police Department.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7772671 to 7772822, and Electronic Fund Transfers 525180E to 525249E, totaling \$2,785,425.16.
2. Minutes. Regular Meeting Minutes for October 21, 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. City Holiday Closure 2025. Approval of City Hall Closure and Essential Services for December 26-30, 2025.
5. Planning Commission Unscheduled Vacancy. Ratify the tentative schedule and procedures to fill the Planning Commission unscheduled vacancy.
6. Adoption of Ordinance No. 2025-007 (Second Reading), amending Title 15 of the Chino Municipal Code. Approve the adoption of Ordinance No. 2025-007, amending Title 15 (Building and Construction) of the Chino Municipal Code to adopt the 2025 Edition of the California Building Codes.

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

7. Adoption of Ordinance No. 2025-008 (Second Reading), amending Chapter 10.64 of the Chino Municipal Code. Approve the adoption of Ordinance No. 2025-008, amending Chapter 10.64 (Parades and Special Events) of Title 10 (Vehicles and Traffic) of the Chino Municipal Code.
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
8. Acceptance of the Fiscal Year 2024 Emergency Management Performance Grant (EMPG). Authorize the acceptance of the Fiscal Year 2024 EMPG in the amount of \$17,407 and appropriate \$17,407 to the General Fund with a corresponding increase to the General Fund grant revenue.
9. 2024-2025 State of California Office of Traffic Safety Selective Traffic Enforcement Program (STEP) Grant. Authorize the acceptance of the 2024-25 STEP Grant in the amount of \$210,000; appropriate \$210,000 to the General Fund; and increase the general fund revenue grant budget by \$210,000.
10. 2024-25 State of California Office of Traffic Safety Motorcycle Safety Education and Training Program Grant. Authorize the acceptance of the 2024-25 Motorcyclist Safety Education and Training Program Grants for a total amount of \$18,200 and appropriate \$18,200 to the General Fund grant G4264 with a corresponding increase to the grant revenue.
11. Approval of Amendment No. 1 to Professional Services Agreement with Brightlife Designs, LLC. Approve Amendment No. 1 to the Professional Services Agreement with Brightlife Designs, LLC (Contract 2025-088) for the addition of holiday light installation and removal services for City-maintained trees, in the amount of \$26,425.
12. Subdivision Improvement Agreement Parcel Map No. 20174 - East End LLC. Approve Subdivision Improvement Agreement for Parcel Map No. 20174 located at the northwest corner of Philadelphia Street and East End Avenue.
13. Replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11 - Lots 4 & 7) - Beazer Homes Holding, LLC. Approve replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11- Lots 4 & 7), generally located south of Legacy Park Street, east of Main Street, and north of East Preserve Loop.

Motion by Council Member Lucio, seconded by Council Member Comstock, to approve the Consent Calendar items 1-13 as presented. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

NEW BUSINESS

14. Adjustments in compensation and terms and conditions of employment for affected members of the City of Chino. Approve Resolutions approving MOU's with various employee groups; Resolution No. 2025-068 to amend the City Classification and Compensation Schedules; and 3) Appropriations in the amount of \$1,267,222.70 to various funds for FY 2025-26.
Staff Report By: Krystle Murillo, Deputy Director of Human Resources/Risk Management

RECOMMENDATION: 1) Adopt Resolution Nos. 2025-069, 2025-070, 2025-071, 2025-072, 2025-073, 2025-074, 2025-075, 2025-076, and 2025-077 approving Amendment No. 1 to the Memoranda of Understanding with the: Chino Police Officers Association (CPOA); Chino Police Managers Association (CPMA); Chino Police Professional Employees Association (CPPEA); Chino City Hall Confidential Employee Association (CCHCEA); and amendments to the compensation and terms and conditions of employment for Executive Management, Deputy Directors, Unrepresented Sworn Management, Unrepresented Management, and Part-Time Employees; 2) adopt Resolution No. 2025-068, amending Resolution Nos. 2024-034 and 2025-040, to approve the Classification and Compensation Schedules; 3) approve an appropriation in the amount of \$1,267,222.70 to the various funds listed below in the fiscal impact; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.

Krystle Murillo, Deputy Director of Human Resources/Risk Management, provided a report on the item.

Ms. Murillo reported on the previously approved changes to executive compensation and benefits, approved by the City Council on July 15, 2025. The updates included (1) a 2% cost of living adjustment (COLA) effective the pay period after City Council approval, and a 4% COLA effective the beginning of the pay period, including July 1, 2026 (the Chief of Police's salary increase shall be based on any salary increase for employees represented by the Chino Police Managers Association); (2) an increase from \$450 to \$1,200 for annual physical wellness expenses; (3) up to 120 hours of vacation for newly hired department directors to be available immediately upon hire based on their years of service in prior public agencies upon authorization by the City Manager; (4) ability to cash out unused banked holiday hours at the end of each fiscal year; (5) increase from \$100 to \$160 in bilingual allowance per month; and (6) reimbursement for dues and related meeting attendance meals for one of the following organizations: Chino Valley Lions Club, Rotary Club of Chino Valley, Kiwanis Club of Chino, or Soroptimist of Chino Valley.

Ms. Murillo also reported on tonight's proposed adjustments to the compensation for executive management. These adjustments include (1) an additional 1% COLA for a total of 3% effective retroactively to the pay period including July 21, 2025, and a revised 3% cost of living adjustment effective the beginning of the pay period including July 1, 2026; (2) a 3% COLA for the Chief of Police, which is the same as the 3% COLA that is being proposed tonight for employees of the Chino Police Managers Association, effective retroactively to the pay period including July 1, 2025.

City Attorney Fred Galante additionally reported on updates to the City Manager benefits, approved by the City Council on October 21, 2025, as the second amendment to the employment agreement. The amendment included the following updates (1) Automobile Allowance: Increase from \$533.33 to \$600 per month; (2) Vacation Leave Payout: Authorize payment of any accrued and unused vacation leave that exceeds the 400-hour maximum accrual limit, ensuring the balance does not exceed 400 hours; (3) Management Leave Cash-Out: Permit the City Manager to cash out up to 90 hours of Management Leave per fiscal year, an increase from the previous limit of 70 hours; (4) One-Time Management Leave Addition: Provide a one-time addition of 30 hours to the City Manager's Management Leave bank, to be cashed out. (5) Deferred Compensation Contribution: Establish a monthly City

contribution of \$350 to the City Manager's 457(b) deferred compensation plan, with an annual increase of \$175 per month, to a maximum of \$700 per month.

Council Member Comstock asked if there is an opportunity to apply an effective date of July 1, 2025 for COLA's across all units. The City Council was in agreement with an effective date of July 1, 2025, rather than the previously approved compensation adjustments with an effective date of the pay period after City Council approval on July 15, 2025.

City Attorney Galante and Terry Doyle, Director of Human Resources/Risk Management, confirmed that the best option is to approve the current resolutions as presented. A new item will be presented to the City Council for consideration at a future meeting with the requested effective date change, to allow time for the amendment to the various memorandum of understandings.

Motion by Council Member Lucio, seconded by Council Member Comstock, to 1) Adopt Resolution Nos. 2025-069, 2025-070, 2025-071, 2025-072, 2025-073, 2025-074, 2025-075, 2025-076, and 2025-077 approving Amendment No. 1 to the Memoranda of Understanding with the: Chino Police Officers Association (CPOA); Chino Police Managers Association (CPMA); Chino Police Professional Employees Association (CPPEA); Chino City Hall Confidential Employee Association (CCHCEA); and amendments to the compensation and terms and conditions of employment for Executive Management, Deputy Directors, Unrepresented Sworn Management, Unrepresented Management, and Part-Time Employees; 2) adopt Resolution No. 2025-068, amending Resolution Nos. 2024-034 and 2025-040, to approve the Classification and Compensation Schedules; 3) approve an appropriation in the amount of \$1,267,222.70 to the various funds listed below in the fiscal impact; and 4) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa was absent (excused).

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meetings and events including the City Council Goal Setting Workshop; Chino Valley Fire District State of the Fire District; Southern California Water Coalition Board meeting; Economic Development Committee meeting; Celebration of Life for Commissioner Steve Lewis; meeting with community member; Water District Facilities Authority meeting; Halloween Spooktacular; City Manager meeting; Inland Empire Utilities Agency inspection tour; and Closed Session.

Council Member Comstock

15. Community Support Fund - Council Member Comstock. Approve community support fund contributions to Soroptimist International of the Chino Valley, Kiwanis Club of Chino (Golf Tournament), and No More Locked Doors.

Staff Report By: Council Member Comstock

RECOMMENDATION: Approve community support fund contributions of \$100 to Soroptimist International of the Chino Valley, \$125 to Kiwanis Club of Chino (Golf Tournament) and \$250 to No More Locked Doors.

Motion by Council Member Lucio, seconded by Council Member Flores, to Approve community support fund contributions of \$100 to Soroptimist International of the Chino Valley, \$125 to Kiwanis Club of Chino (Golf Tournament) and \$250 to No More Locked Doors. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

Council Member Comstock expressed her condolences to the Soares Family.

Council Member Flores

Council Member Flores reported on the following meetings and events including the City Council Goal Setting Workshop; Chino Valley Fire District State of the Fire District; West Valley Mosquito and Vector Control District meeting; and the Sycamore Academy Charter School Science Showcase.

Council Member Lucio

16. Community Support Fund - Council Member Lucio. Approve a community support fund contribution to Chino Youth Boxing Club, Chino High School Wrestling Team, Chino AYSO Region 67, and Chino American Little League.

Staff Report By: Council Member Lucio

RECOMMENDATION: Approve a community support fund contribution of \$1,000 to Chino Youth Boxing Club, \$1,000 to Chino High School Wrestling Team (Chino Cowboy Huddle), \$500 to Chino AYSO Region 67, and \$500 to Chino American Little League.

Motion by Council Member Comstock, seconded by Council Member Flores, to Approve a community support fund contribution of \$1,000 to Chino Youth Boxing Club, \$1,000 to Chino High School Wrestling Team (Chino Cowboy Huddle), \$500 to Chino AYSO Region 67, and \$500 to Chino American Little League. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: ULLOA

Council Member Lucio reported on the following meetings and events including the City Council Goal Setting Workshop; Economic Development Committee meeting; City Manager meeting; Infrastructure/Streets Committee meeting; Halloween Spooktacular; City Manager meeting;

and Closed Session.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Kevin Mensen announced that the new Police K-9, Veno, who is replacing K-9 Kyra, and his handler, Chris Navarro, have successfully graduated from K9 training.

Police Chief Mensen spoke regarding the tragic loss of Deputy Andrew Nunez from the San Bernardino County Sheriff's Department.

Director's Report

There were no Director reports.

Fire Chief's Report

Fire Chief Dave Williams spoke regarding the State of the Fire District and thanked Council members for attending.

Mayor Pro Tem Burton shared memories about Jerry Soares, and noted when the meeting concludes, it will be adjourned in his memory.

CLOSED SESSION

City Attorney Fred Galante announced the City Council will recess back into Closed Session to discuss Closed Session Item 2. The City Council recessed back into Closed session at 7:17 p.m. and concluded Closed Session at 7:56 p.m.

REPORT OUT OF CLOSED SESSION

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

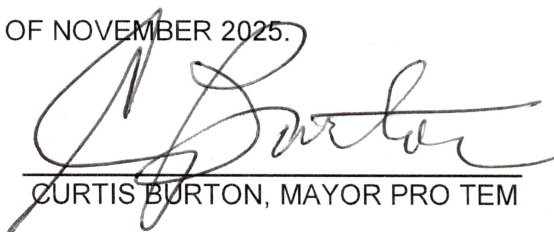
2. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6: Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (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 provided direction and no further reportable action was taken.

ADJOURNED IN MEMORY OF JERRY SOARES

The meeting adjourned at 7:57 p.m. in memory of Jerry Soares. The next Regular Meeting of the City Council will be held on Tuesday, November 18, 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 18TH DAY OF NOVEMBER 2025.


CURTIS BURTON, MAYOR PRO TEM

ATTEST:


NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)