



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers/Chino Senior Center. Additionally, members of the public may submit electronic public comments to CityClerk@cityofchino.org no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

**CHINO CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
CHINO PUBLIC FINANCING AUTHORITY
CHINO SENIOR CENTER
13170 CENTRAL AVENUE
CHINO, CA 91710**

TUESDAY, JULY 15, 2025

REGULAR MEETING

AGENDA

**CLOSED SESSION – 4:30 PM
OPEN SESSION – 6:00 PM**

ROLL CALL

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

CLOSED SESSION PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of case: In re: Purdue Pharma, L.P., et al.
(U.S. Bankruptcy Court, Southern Dist. N.Y.; Case No. 19-23649 (SHL))

2. CONFERENCE WITH LEGAL COUNSEL - 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)

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code Section 54956.8

Property: Assessor Parcel Nos: 1033-082-04-0000, -09-0000, and -10-0000; 1033-081-06-0000, -07-0000, and -08-0000; 1033-091-01-0000; and 1057-211-05-0000 in the City of Chino

Agency Negotiator: Linda Reich, City Manager; Negotiating Parties: Orange County Flood Control District; Under Negotiation: Price and terms of potential lease

4. 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

FLAG SALUTE

CEREMONIALS

Proclamations

Americans with Disabilities Act Awareness Day - Proclaim July 26, 2025 as Americans with Disabilities Act (ADA) Awareness Day in Chino.

Presentations

Don Lugo High School Student Passion Project: Strength, Play, Access, Resilience, Kindness (S.P.A.R.K. Kids) - Recognition of youth volunteers who led the free S.P.A.R.K. passion project.

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

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

INFORMATION

West Valley Mosquito & Vector Control District (WVMVCD) Presentation - Best Management Practice Guidelines for the Feral/Community Cats Flea-Borne Typhus issue from Michelle Brown, Ph.D., District Manager, WVMVCD.

External Agency Report for July 15, 2025. Receive and file the External Agency Report for July 15, 2025 (Covering Meetings from May 1 - May 31, 2025).

PUBLIC ANNOUNCEMENTS

This is the time and place for the Mayor to inform the public of all upcoming events and past occurrences of communitywide interest and concern.

PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or City Council requests that an item be removed from the Consent Calendar, all items will be acted upon as a whole and by one vote. Items placed on the Consent Calendar represent routine expenditures and/or actions that support ongoing City operations.

1. Warrants. Approve expenses as audited and within budget for warrants 776257 to 776938, and Electronic Fund Transfers 524618E to 524716E, totaling \$4,209,983.51.
2. Minutes. Regular Meeting Minutes for July 1, 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 July 15, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. Citywide Digital Signature Policy Update. Adopt Resolution No. 2025-046 updating the Citywide Digital Signature Policy to align with updated state regulations.
6. Contract Approval - Human Services Programs for residents of Chino Hills. Approve a contract effective retroactive to July 1, 2025, in the amount of \$270,029, for the provision of Human Services Programs for residents of Chino Hills for Fiscal Year 2025-26.
7. Master Contracts - Chino Valley Unified School District. Approve Master Contracts with the Chino Valley Unified School District effective retroactive to July 1, 2025, for the provision of community services programs for Fiscal Year 2025-26.
8. Adoption of Ordinance No. 2025-004 (Second Reading), Chapter 3.32 (Purchasing System) of the Chino Municipal Code. Approve adoption of Ordinance No. 2025-004, amending provisions of the Chino Municipal code, Chapter 3.32, relating to the City's Purchasing System for Approval Authority.

ORDINANCE NO. 2025-004 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO AMENDING PROVISIONS OF THE CHINO MUNICIPAL CODE, AMENDING CHAPTER 3.32 RELATING TO THE CITY'S PURCHASING SYSTEM FOR APPROVAL AUTHORITY

9. Memoranda of Understanding, Compensation, and Salary Adjustments. Approve 1) Resolution No. 2025-039 approving MOU's with various employee groups; 2) Resolution No. 2025-040 to amend the City Classification and Compensation Schedules; and 3) Appropriations in the amount of \$1,072,329 to various funds for FY 2025-26.
10. Federal Asset Forfeiture Funds - Police Canine. Establish a Federal Grant Number G4260 and appropriate \$24,600 from the fund balance of the Asset Forfeiture/Department of Justice Fund 120 for the purchase of a Police Canine, including initial training and all necessary equipment.
11. Final Acceptance of Public Improvements for Site Approval PL20-0026 located at 13461 Ramona Avenue. Accept public improvements as complete for PL20-0026 (SA); authorize release of the performance bond and initiate the warranty bond; and authorize the City Manager to execute the necessary documents on behalf of the City.
12. Final Acceptance of the Kimball Avenue Landscape Median and reimbursement for Bickmore Avenue Street Improvements constructed by Richland Ventures, Inc. associated with Parcel Map No. 19756. Final Acceptance of the Kimball Avenue Landscape Median and reimbursement for Bickmore Avenue Street Improvements constructed by Richland Ventures, Inc. associated with Parcel Map No. 19756.
13. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 12766 Pipeline Avenue within the City of Chino's Sphere of Influence. Adopt Resolution No. 2025-047 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 12766 Pipeline Avenue.

PUBLIC HEARINGS

Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.

14. Appeal of Planning Commission action approving the Eden Mixed Use Development Project. Appeal the Planning Commission decision to approve the Eden mixed-use development project.

Staff Report By: Kim Le, Senior Planner and Warren Morelion, AICP, Director of Development Services

RECOMMENDATION: Conduct a Public Hearing; Adopt Resolution No. 2025-048, denying the appeal and thereby upholding the approval of PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), PL24-0081 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, as amended by the Planning Commission.

15. Landscape and Streetlight Maintenance District Assessment for Fiscal Year 2025-26. Conduct the Public Hearing and adopt Resolution No. 2025-042 directing the City Clerk to file a certified copy of the diagram and assessments with the County Auditor/Controller Recorder.

Staff Report By: Keith Martinez, Public Works Services Manager

RECOMMENDATION: 1) Conduct the Public Hearing; 2) adopt Resolution No. 2025-042; and 3) direct the City Clerk to file a certified copy of the diagram and assessments with the County Auditor/Controller Recorder.

16. Formation of Improvement Area 12 in Community Facilities District 2003-3. Conduct a Public Hearing; accept tax consultant's report; adoption of resolutions; conduct a special election; and approve the introduction of an Ordinance regarding the formation of Improvement Area 12 in Community Facilities District 2003-3.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: 1) Conduct a Public Hearing regarding the formation of Improvement Area 12 in Community Facilities District 2003-3; 2) accept tax consultant's report; 3) adopt Resolution No. 2025-043 establishing Improvement Area 12 of CFD No. 2003-3 authorizing the levy of special taxes and calling an election; 4) adopt Resolution No. 2025-044, determining the necessity to incur bonded indebtedness; 5) conduct a special election with the property owners; 6) adopt Resolution No. 2025-045, declaring results of the special election and directing recording of the special tax lien; 7) approve the introduction of Ordinance No. 2025-005, levying a special tax, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all necessary documents on behalf of the City.

ORDINANCE 2025-005 - ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2003-3 OF THE CITY OF CHINO, ON BEHALF OF IMPROVEMENT AREA NO. 12 THEREIN, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN IMPROVEMENT AREA NO. 12 OF THE DISTRICT

NEW BUSINESS - JOINT SESSION OF THE CITY COUNCIL AND CHINO PUBLIC FINANCING AUTHORITY

CALL TO ORDER - CHINO PUBLIC FINANCING AUTHORITY

17. Refunding of Community Facilities District Bonds. Adopt Resolutions authorizing the issuance of Special Tax Refunding Bonds and their corresponding Chino Public Financing Authority Resolution for the 2025 Pooled Community Facilities District Refunding.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: 1) Adopt Resolution Nos. 2025-050, 2025-051, 2025-052, and 2025-053 authorizing the issuance of the 2025 Special Tax Refunding Bonds; 2) adopt Chino Public Financing Authority Resolution No. FA 2025-001, approving the substantially final forms of the Indenture of Trust, Preliminary Official Statement; Bond Purchase Agreement; and Continuing Disclosure Agreement for the 2025 Pooled CFD Refunding; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

ADJOURN - CHINO PUBLIC FINANCING AUTHORITY

NEW BUSINESS

18. Issuance of Bonds Community Facilities District 2022-1 (Falloncrest). Adopt Resolution No. 2025-049 for Community Facilities District No. 2022-1 (Falloncrest) approving the issuance of the bonds documents.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: Adopt Resolution No. 2025-049 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2022-1 (Falloncrest) 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").

19. Ability to Serve Letter and Out-of-Boundary Service Agreement for the provision of water and sewer service to the property located at 14901 Monte Vista Avenue, Chino Hills. Approve the issuance of an Ability to Serve Letter to the property located at 14901 Monte Vista Avenue and approve the Out-of-Boundary Service Agreement with the City of Chino Hills.

Staff Report By: Jesus Plasencia, Assistant City Engineer

RECOMMENDATION: 1) Approve the issuance of an Ability to Serve Letter to the property located at 14901 Monte Vista Avenue, Chino Hills, subject to applicable City conditions and requirements; 2) Approve the Out-of-Boundary Service Agreement between the City of Chino and City of Chino Hills for the provision of water and sewer service to the subject property; and 3) authorize the City Manager to execute the necessary documents on behalf of the City.

20. Professional Services Agreement - Land Acquisition and Development Program Management Services. Award a Professional Services Agreement with Jones Lang La Salle Americas, Inc. (JLL) for land acquisition and development project management services.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Award a Professional Services Agreement with Jones Lang La Salle Americas, Inc. (JLL) for land acquisition and development project management, for up to a four-year term, with a total amount not to exceed \$1,320,000 and authorize the City Manager to execute all necessary documents on behalf of the City.

MAYOR AND COUNCIL REPORTS

This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.

Mayor Ulloa

Mayor Pro Tem Burton

21. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contributions to Chino AYSO Region 67 and Chino Pop Warner.

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contributions of \$250 to Chino AYSO Region 67 and \$250 to the Chino Pop Warner.

Council Member Comstock

Council Member Flores

Council Member Lucio

City Manager's Report

City Attorney's Report

Police Chief's Report

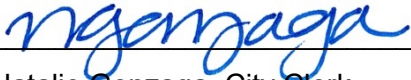
Director's Report

Fire Chief's Report

ADJOURN

The next Regular Meeting of the City Council will be held on Tuesday, September 2, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in the City Hall Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, July 10, 2025 this agenda was posted at the Chino Senior Center and on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.