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

**WEDNESDAY – MAY 22, 2019**

**CLOSED SESSION – 6:00 PM  
OPEN SESSION – 7:00 PM**

**MINUTES**

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**CALL TO ORDER**

The May 22, 2019, Special Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 6:00 pm by Mayor Eunice M. Ulloa in the Council Chambers.

**ROLL CALL**

Present: Mayor Eunice M. Ulloa, Mayor Pro Tem Tom Haughey and Council Members Mark Hargrove, Marc Lucio, and Paul Rodriguez.

Absent: None.

**CLOSED SESSION**

Assistant City Attorney Brian Wright-Bushman read into the record the items listed on the Closed Session agenda. He noted that only one (1) case would be discussed for Item B Conference with Legal Counsel, Anticipated Litigation.

- A. Conference with Labor Negotiators. Pursuant to Government Code Section 54957.6. Agency Negotiator: Anthony Arroyo, Director of Human Resources/Risk Management. Employee Organizations: Chino Police Officers Association; Chino Police Management Association; Chino Police Professional Employees Association; Teamsters Local 1932 (Professional, Technical, Clerical); Chino Public Works Services Association; and unrepresented employees.
- B. Conference with Legal Counsel - Anticipated Litigation. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9. Number of cases: Two cases.
- C. Conference with Real Property Negotiator. Pursuant to Government to Government Code Section 54956.8.  
Property: Closed Heman Stark Youth Correctional Facility (A portion of APN 1026-071-02)  
Agency Negotiator - Matthew C. Ballantyne, City Manager and Nicholas S. Liguori, AICP, Director of Development Services  
Negotiating Parties: State of California and the City of Chino  
Under negotiation: Price and Terms or Potential Acquisition

There were no requests to speak. The City Council recessed to Closed Session at 6:02 pm. The City Council returned from Closed Session at 6:59 pm. The City Council reconvened the meeting at 7:05 pm.

**FLAG SALUTE**

Council Member Hargrove led the assembly in reciting the Pledge of Allegiance.

**CEREMONIALS**

**Presentations**

Mayor Ulloa accompanied by Director of Community Services Linda Reich recognized Joyce Edwards, Community Services Specialist on her retirement from the City of Chino and thanked her for 28 years of dedicated services to the community.

Mayor Ulloa accompanied by Ryan Cummins, President of the Chino Valley Historical Society, Lynda Flathers, Vice President and Board Members presented the 2019 Hall of Fame Awards to the descendants and friends of Edwin Robert "Bob" Frady and Samuel "Sam" Soloman Maloof. Mayor Ulloa announced that the Awards would be displayed at the Chino Community Building.

### **REPORT OUT OF CLOSED SESSION**

Assistant City Attorney Brian Wright-Bushman reported that the City Council did not conclude with their discussion of the items listed on the Closed Session agenda. He announced the City Council will reconvene following the Open Session and a report out of Closed Session would be given at that time.

### **AGENDA ADDITIONS/REVISIONS**

City Manager Matt Ballantyne requested Consent Calendar Item 11 be removed from the agenda and returned to staff for further review.

### **INFORMATION**

Mayor Ulloa announced that the Chino Economic Development Report for the month of April 2019 was included in the agenda packet. The report gives an overview of the City's business news and information.

### **PUBLIC ANNOUNCEMENTS**

Mayor Ulloa invited the community to attend Chino Summer Nights "Movies on the Lawn" happening on Fridays beginning June 14, 2019 through July 26, 2019, at Chino City Hall. As well as the "Fireworks Spectacular" featuring carnival rides and food booths on Friday, June 28, 2019 from 4 pm to 10 pm and Saturday, June 29, 2019 from 3 pm to 10 pm at Ruben S. Ayala Park, 14225 Central Avenue in Chino. Also, she invited everyone to attend the American Legion Post 299 Memorial Day Service and 21-gun salute on Monday, May 27, 2019 beginning at 10 am at the Chino Community Building, 5443 B Street in Chino.

Mayor Ulloa announced that Chino City Hall will be closed on Monday, May 27, 2019 in observance of the Memorial Day Holiday. She concluded by thanking everyone who participated in the Wyland Foundation's 2019 Mayor's Water Conservation Challenge and reported that City of Chino placed 7<sup>th</sup> in the category of population 30,000 to 99,999. Chino participants made 2,632 conservation pledges resulting in a water savings of 10.5 million gallons of water, 652 fewer pounds of hazardous waste entering the watershed, 275,963 fewer pounds of trash going into local landfills, and 43.4 million pounds less of carbon dioxide released into the atmosphere. She urged everyone to live the water conservation pledge every day to ensure a healthy, beautiful Chino for future generations.

### **PUBLIC COMMENTS**

Henry Aguilar of the Chino Valley Independent Fire District provided the Invocation.

Melissa Comani, District Representative for 4<sup>th</sup> District County Supervisor Curt Hagman, announced that in honor of National Safety Month Supervisor Hagman is hosting a free document shredding event on June 15, 2019 from 9 am to 12 noon at the Ontario Police Department.

Bob Nigg addressed the City Council regarding protected left-hand turn signals at intersections throughout the City. He stated this type of signal is not the safest nor most efficient. He suggested the City consider installing a 4-bulb traffic signal with a flashing yellow arrow, which was reportedly found to reduce accidents by 24%. Mr. Nigg agreed to provide his research and findings to the City Council for consideration.

Kimberly Mosely addressed the City Council and stated that in the interest of transparency the process for selection of applicants and appointment to a commission be made available on the City's website and advertised on the notice for solicitation of applications.

Chino resident addressed the City Council and expressed interest in acquiring a piece of Sam Maloof's woodwork. Mayor Ulloa suggested he get in contact with the family to express his interest.

**CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 744286 to 744451, and Electronic Fund Transfers 509155E to 509217E, totaling \$1,132,019.13.
2. Minutes. Regular Meeting of May 7, 2019 (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 and forecast of future events and trainings.
4. Deny Claim Against The City - Donald Earl Cayer. Reject liability claim filed by Donald Earl Cayer on May 1, 2019 for property damage that occurred on April 1, 2019 due to a pothole.
5. U.S. Department of the Interior, Bureau of Reclamation Watersmart Drought Resiliency Grant Program. Adopt Resolutions Nos. 2019-019 and 2019-020, authorizing the submittal of an application for Grant Funds relating to the Drought Resiliency Grant Program for landscape and efficient irrigation improvements at the Library and Senior Center.
6. Contract Amendment - Am-Tec Total Security, Inc. Approve a contract amendment with Am-Tec Total Security, Inc., to increase the current Community Services contract of \$94,650.34 by \$34,718.07 for a total not-to-exceed amount of \$129,368.41
7. Award of Contract and Vendor Cap Increase - City Hall Administration Cabinet Project. Award a contract in the amount of \$20,950 to Chino Cabinet Company, Inc., Chino, CA for the City Hall Administration Cabinet project.
8. Authorize Purchase Order Increase - Aleshire & Wynder LLP. Authorize an increase in the amount of \$95,000 to purchase orders with Aleshire & Wynder LLP for legal services for a total amount not to exceed \$865,000.
9. Vendor Cap Increase - Western Water Works Supply Company. Authorize a \$25,000 vendor cap increase for Western Water Works Supply Co. for a total revised vendor cap amount of \$110,000 to purchase water distribution parts, inventory, and repairs.
10. Annexation of Territory into Community Facilities District No. 2003-3 Improvement Area 5 for Municipal Services. Adopt Resolution No. 2019-018, declaring the City of Chino's Intention to annex Territory to Improvement Area 5 of Community Facilities District No. 2003-3 for municipal services.
11. Final Acceptance of Park Improvements at The Preserve - KB Homes Coastal, Inc. Accept Park Improvements for Meridian Park in The Preserve for Tract Map No. 17055 and Master Site Approval 05-05 as complete. *(Pulled from the Consent Calendar and referred to staff. No action taken on this item.)*
12. Approve Tract Map 20102 and Correlating Subdivision Improvement Agreement (TRI Pointe Homes, Inc.). Approval of Tract Map No. 20102 located on the southeast corner of Main Street and Forest Park Street and the correlating Subdivision Improvement Agreement with TRI Pointe Homes.

**Moved by Council Member Hargrove, seconded by Mayor Pro Tem Haughey, and carried on a 5-0 roll call vote, to approve Consent Calendar Items 1 through 10 and 12 as presented. Item number 11 was removed from the agenda and referred to staff.**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**

**NOES: NONE.**

**ABSENT: NONE.**

**PUBLIC HEARING**

13. Annexation of Territory into Existing Community Facilities District No. 2003-3 Improvement Area 5. 1) Conduct a Public Hearing; 2) adopt Resolution No 2019-021 calling a special election for the purpose of approving an annexation into Improvement Area 5 of the Community Facilities District No. 2003-3; and 3) adopt Resolution No. 2019-022, declaring results of the special election.

Mayor Ulloa opened the Public Hearing.

Staff Report by: Rob Burns, Director of Finance.

There being no one present to address the City Council on this item the public hearing was closed.

**Moved by Mayor Pro Tem Haughey, seconded by Council Member Lucio, and carried on a 5-0 roll call vote, to adopt Resolution No. 2019-21 authorizing the annexation of certain territory to Improvement Area 5 of Community Facilities District No. 2003-3 of the City of Chino, authorizing the levy of special taxes and calling election therein (Annexation No. 3).**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**

**NOES: NONE.**

**ABSENT: NONE.**

City Clerk Angela Robles announced that all ballots were cast in connection with the election for the proposed annexation. The results of the election were unanimous, 31 votes in favor of the proposition.

**Moved by Council Member Lucio, seconded by Council Member Hargrove, and carried on a 5-0 roll call vote, to adopt Resolution No. 2019-22 declaring the election results for Annexation No. 3 to Improvement Area 5 of Community Facilities District No. 2003-3.**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**

**NOES: NONE.**

**ABSENT: NONE.**

#### **NEW BUSINESS**

14. Professional Services Agreement - Western Audio Visual. Award a professional services agreement to Western Audio Visual in the amount of \$114,507.94 for audio and visual upgrades in the City Council Chambers.

Staff Report by: Jack Morgan, Management Analyst.

**Moved by Council Member Hargrove, seconded by Mayor Pro Tem Haughey, and carried on a 5-0 roll call vote, to 1) establish the project number C2005 for the Council Chambers Audio/Visual Project; 2) appropriate \$125,985.73 from the unappropriated reserves of the General Fund with a corresponding year end transfer from the Public Educational Governmental (PEG) Fund 345; 3) award a professional services agreement to Western Audio Visual, Carlsbad, Ca. for the project C2005, in the amount of \$114,507.94; 4) approve \$11,450.79 in project contingencies for a total potential contract amount not to exceed \$125,985.73; and 5) authorize the City Manager to execute all necessary documents on behalf of the City.**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**

**NOES: NONE.**

**ABSENT: NONE.**

15. Award of Contract and Purchase Order Approval - Citywide Roof Replacement Project (IB807 & IB817). Award a contract in the amount of \$212,620 to Rite-Way Roof Corporation, Fontana, CA, for the Citywide Roof Replacement project at the Public Works Services Center Administration building, Villa Park Restroom/Concession building, and the Ayala Park Restroom/Concession building.

Staff Report by: Carolyn Baltzer, Projects Manager.

**Moved by Mayor Pro Tem Haughey, seconded by Council Member Hargrove, and carried on a 5-0 roll call vote, to 1) award a contract in the amount of \$212,620 to Rite-Way Roof Corporation, Fontana, CA, for the Citywide Roof Replacement project; 2) authorize expenditures of up to \$21,262 for project contingencies; 3) approve a purchase order in the amount of \$56,686.98 to Garland Company, Inc., Cleveland, OH, for the purchase of roofing materials; and 4) authorize the City Manager to execute all necessary documents on behalf of the City.**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**  
**NOES: NONE.**  
**ABSENT: NONE.**

16. Award a Contract - El Prado Road Reconstruction Project (Project ST-181). Award a construction contract in the amount of \$2,392,367.80 to All American Asphalt, Corona, CA for El Prado Road Reconstruction (Project ST181).

Staff Report by: Maria Fraser, Civil Engineering Manager.

In response to questions from Council, City Manager Ballantyne reported that construction is expected to occur during the summer months and take approximately 90 business days to complete. Additionally, he noted that Bickmore Avenue would be open before work begins on this project. City Manager Ballantyne explained that delays were in part due to the need for accessibility design, and the potential of a private development adjacent to this project.

Mayor Ulloa requested the construction timeline and lane closures be posted on the website and social media platforms for the benefit of the public.

**Moved by Mayor Pro Tem Haughey, seconded by Council Member Lucio, and carried on a 5-0 roll call vote, to 1) approve a budget transfer in the amount of \$800,000 from Fund 327 project ST183 (FY18-19 Street Rehabilitation Project); 2) award a construction contract in the amount of \$2,392,367.80 to All American Asphalt, Corona, CA for El Prado Road Reconstruction (Project ST181); 3) authorize expenditures of up to: \$151,770 for project management cost, \$80,000 for inspection cost, and \$239,237 for project contingencies; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.**

**AYES: HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.**  
**NOES: NONE.**  
**ABSENT: NONE.**

### MAYOR AND COUNCIL REPORTS

#### Mayor Ulloa

Mayor Ulloa reported on meetings and events attended since the last meeting, which included a meeting with Majestic Realty regarding the design of their proposed project; Soroptimist Live Your Dream Education and Training Awards for Women event; Active Shooter Training at the Chino Police Department; Mayor's Prayer Breakfast; Cal Trans meeting on Three Bridges Project at the Chino Police Department; David Allen's Book Signing at the Chino Historical Society; Chino Basin Watermaster Appropriative Pool Confidential Session; and the International Convention of Shopping Centers Conference in Las Vegas.

#### Mayor Pro Tem Haughey

Mayor Pro Tem Haughey reported on meetings and events attended since the last meeting, which included the Soroptimist Live Your Dream Education and Training Awards for Women event; San Bernardino County Transportation Authority meeting; David Allen's Book Signing at the Chino Historical Society; Water Facilities Authority; and the International Convention of Shopping Centers Conference in Las Vegas. Mayor Pro Tem Haughey encouraged everyone to attend the Memorial Day event at the American Legion in Chino on Monday, May 27th to honor those who sacrificed their lives to serve this country.

17. Community Support Contribution. Approve community support contributions in the amounts of \$1,000 to Chino Neighborhood House and \$1,000 to Chino Valley YMCA.

Report by: Mayor Pro Tem Haughey.

**Moved by Mayor Ulloa, seconded by Council Member Hargrove, and carried on a 5-0 roll call vote, to approve community support contributions in the amounts of \$1,000 to Chino Neighborhood House and \$1,000 to Chino Valley YMCA.**

**AYES:** HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.  
**NOES:** NONE.  
**ABSENT:** NONE.

Council Member Hargrove

Council Member Hargrove reported on meetings and events attended since the last meeting, which included the San Bernardino County Peace Officers Memorial Ceremony held at the Ontario Downtown Civic Center; meeting with resident Bob Nigg regarding traffic signals; Measure G Oversight Committee; Cal Trans meeting on Three Bridges Project at the Chino Police Department; Monte Vista Park Community Workshop; and the International Convention of Shopping Centers Conference in Las Vegas. He congratulated the students who are graduating from high school. Also, he encouraged everyone to take a moment on Memorial Day to remember those who sacrificed their lives to serve this country. Lastly, he inquired about the increase in airplane traffic over residential areas from Ontario Airport.

Council Member Lucio

Council Member Lucio reported on meetings and events attended since the last meeting, which included Chino Valley Independent Fire District meeting; Cal Trans meeting on Three Bridges Project at the Chino Police Department; and the International Convention of Shopping Centers Conference in Las Vegas. He thanked the Chino Police Officers Association for their monetary contribution to St. Margaret Mary Catholic Church to go toward the repair of the statue that was decapitated.

18. Community Support Contribution. Approve community support fund contributions in the amounts of \$500 each to Chino American Little League, Chino Youth Boxing Foundation, and Chino Girls Fastpitch

Report by: Council Member Lucio.

**Moved by Mayor Pro Tem Haughey, seconded by Council Member Hargrove, and carried on a 5-0 roll call vote, to approve community support contributions in the amounts of \$500 each to Chino American Little League, Chino Youth Boxing Foundation, and Chino Girls Fastpitch.**

**AYES:** HARGROVE, HAUGHEY, LUCIO, RODRIGUEZ, ULLOA.  
**NOES:** NONE.  
**ABSENT:** NONE.

Council Member Rodriguez

Council Member Rodriguez reported on meetings and events attended since the last meeting, which included the Chino Interfaith meeting; Cal Trans meeting on Three Bridges Project at the Chino Police Department; League of California Cities meeting on creating smart cities and connecting cities to new technology; Southern California Association of Governments Connect SoCal Long Range Vision meeting covering the future of mobility, housing, homelessness, economic and environmental health. Council Member Rodriguez also suggested data driven performance measures be incorporated into future Budgets.

City Manager's Report

City Manager Matt Ballantyne reported that Ontario Airport has experienced tremendous growth and is expected to continue to grow further in the coming months. Staff will contact 4<sup>th</sup> District County Supervisor Curt Hagman who is also on the Ontario Airport Board regarding the increased airplane traffic over residential areas. Mayor Ulloa stated that back in the 80's City Council negotiated an agreement with the Federal Aviation Administration to establish routes for airplane traffic coming out of Ontario Airport. The agreement stipulated that planes had to avoid highly populated areas. She suggested the agreements be brought to the FFA's attention.

City Manager Ballantyne announced that he along with Council Member Hargrove, Police Chief Karen Comstock, and representatives from City of Chino Hills and Chino Valley Independent Fire District will be in Sacramento to meet with the Secretary of the California Department of Corrections and Rehabilitation regarding the proposed 50-bed mental health facility at CIM (California Institution for Men). The focus of the meeting will be to discuss next steps and the importance of security at this facility.

City Attorney's Report

Assistant City Attorney Brian Wright-Bushman had no report.

Police Chief's Report

Captain Wes Simmons reported that the Click It or Ticket Safety Campaign and enforcement effort is underway.

Fire Chief's Report

Deputy Chief Mike Faherty expressed his gratitude for having served the Chino Valley and looks forward to his retirement and spending time with his wife and family. The City Council thanked him for his service and wished him well on his retirement.

**CLOSED SESSION - CONTINUED**

The City Council recessed to Closed Session at 8:49 pm. The City Council reconvened to Open Session at 9:53 pm.

Assistant City Attorney Brain Wright-Bushman reported out of Closed Session as follows: Item A was discussed and no reportable action was taken; Item B (one case) was discussed and no reportable action was taken (second case was not discussed); and Item C was discussed and no reportable action was taken.

**ADJOURN**

The meeting adjourned at 9:54 pm. The next Regular Meeting of the City Council will be held on Tuesday, June 4, 2019 at 7:00 p.m. (Closed Session at 6:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF JUNE, 2019.

  
EUNICE M. ULLOA, MAYOR

ATTEST:

  
ANGELA ROBLES, CITY CLERK

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(These minutes are not official until signed.)