

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Wednesday, July 1, 2020

4:30 PM

Closed Session Council Board Room 4:30 PM

Open Session Council Chambers 6:30 PM

City Council

**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE
CITY OF CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

Jim Steiner, Mayor
Jacque Casillas, Vice Mayor
Yolanda Carrillo, Council Member
Jason Scott, Council Member
Wes Speake, Council Member

CONVENE CLOSED SESSION

Closed Session convened at 4:30 p.m. for the purposes listed below.
Present were Mayor Steiner, Vice Mayor Casillas, Council Member Carrillo, Council Member Scott, and Council Member Speake. Closed Session adjourned at 6:20 p.m.

CITY COUNCIL

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property Location: 351 S. Main Street (APN: 117-114-013)
Agency Negotiator: Jacob Ellis, City Manager
Negotiating Party: Kenneth James Tressen and Sharon Ann Tressen Living Trust
Under Negotiation: Price and Terms of Payment
2. PUBLIC EMPLOYEE PERFORMANCE evaluation
Pursuant to Government Code Section 54957
Title: City Attorney/Legal & Risk Management Director

Rollcall

Present: 5 - Jim Steiner, Jacque Casillas, Yolanda Carrillo, Jason Scott, and Wes Speake

INVOCATION

None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Steiner.

CONVENE OPEN SESSION

Mayor Steiner called the meeting to order at 6:35 p.m.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

3. Presentation: WRF1 Biosolids Dryer Update
Kristian Alfelor, Operations Manager, provided an update.
4. Presentation: Temescal Subbasin Groundwater Sustainability Plan - Stakeholder Engagement
Tom Moody, General Manager, provided an update.

5. Presentation: McKinley Grade Separation Update

Darin Johnson, Project Manager, provided an update.

The following residents addressed the Council in opposition of the proposed project: Lilliana Castro and Joe Morgan.

Josh Cosper, Senior Project Manager, addressed the comments made by the public.

60. Discussion on Local Recovery, Reinvestment and Funding.

The following item was taken out of order.

Jacob Ellis, City Manager, provided a presentation.

The following residents addressed the Council in opposition of the report: Joe Morgan, Tom Richins, and Matt Woody.

The following resident addressed the Council in support of the report: Casey Fieldhouse.

The Council addressed the comments made by the public.

The Council discussed the City Manager's report.

61. Appointment to the Parks & Recreation Commission.

The following item was taken out of order.

Vice Mayor Casillas appointed Dominick Verrettee to the Parks & Recreation Commission.

A motion was made by Vice Mayor Casillas, seconded by Council Member Carrillo that this appointment be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

62. Reappointment to the Library Boards of Trustees.

The following item was taken out of order.

Mayor Steiner reappointed Connie Newman to the Library Board of Trustees.

A motion was made by Mayor Steiner, seconded by Council Member Speake, that this reappointment be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

MEETING MINUTES

A motion was made by Council Member Speake, seconded by Council Member Carrillo, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

6. Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Meeting of June 17, 2020.

These Minutes were approved.

CONSENT CALENDAR

A motion was made by Vice Mayor Casillas, seconded by Council Member Carrillo, that this Consent Calendar be approved, with the exception of Items 11, 16 and 24, which were voted on separately. Council Member Scott recused himself from Item 12 due to proximity of residence. Vice Mayor Casillas recused herself from Item 51 due to proximity of residence. Council Member Carrillo and Council Member Speake recused themselves from Item 52 due to proximity of residences. City Manager Jacob Ellis recused himself from Item 24 due to proximity of residence. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

LEGISLATIVE MATTERS – SECOND READINGS

7. City Council adoption of Ordinance No. 3316, second reading of an Ordinance of the City of Corona, California, for approving an amendment to Title 17 of the Corona Municipal Code to permit electric vehicle assembly and parts assembly, and electric vehicle fleet sales and delivery in the M-1 (Light Manufacturing), M-2 (General Manufacturing), M-3 (Heavy Manufacturing), and M-4 (Industrial Park) Zones and establish standards for electric vehicle related businesses in Chapter 17.44. (Applicant: City of Corona)

This Ordinance was adopted.

AGREEMENTS

8. City Council consideration of an Agreement Providing for Advancement of Funds for Community Facilities District No. 2018-1 (Bedford) of the City of Corona

This Agreement was approved.

9. City Council consideration of Grading Agreements for rough grading and

import for Lot 8 of Tract Map (TM) 36294 and Parcel Map (PM) 37788 - Bedford Marketplace, LLC, a Delaware Limited Liability Company.

This Agreement was approved.

10. City Council consideration of a Grading Agreement for mass grading for Parcel Map (PM) 37608 - Latitude Business Park, LLC, a California Limited Liability Company.

This Agreement was approved.

11. City Council consideration of Professional Service Agreement with the Corona Chamber of Commerce.

Council Member Speake had inquiries on the item and Jessica Gonzalez, Economic Development Director, provided clarification.

A motion was made by Council Member Speake, seconded by Council Member Scott, that this Agreement be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

BIDS & PURCHASES

12. City Council consideration of approval of award of Notice Inviting Bid ("NIB") 20-052HC for Magnolia Medians Landscape Renovation Project and appropriation of additional funding for the completion of the project.

This Bid & Purchase was approved. Council Member Scott recused himself from Item 12 due to proximity of residence.

13. City Council consideration to award NIB 20-069WY REBID - Cisco EA Subscription Services.

This Bid & Purchase was approved.

14. City Council consideration of approval of award of Notice Inviting Bid ("NIB") 20-049HC for Santana Regional Park Playground Improvements Project.

This Bid & Purchase was approved.

15. City Council consideration of an Exception to Bidding to Downs Energy and The SOCO Group for the purchase of petroleum products using the County of Riverside agreements with both vendors.

This Bid & Purchase was approved.

16. City Council consideration of actions to approve purchase order for software licensing renewal.

Council Member Speake had inquiries and Mike Enriquez, Senior

Software Architect, and Tom Moody, General Manager, provided clarification.

A motion was made by Council Member Scott, seconded by Council Member Carrillo, that this Bid & Purchase be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

BUDGETARY

17. City Council and Corona Utility Authority consideration of the Western Riverside County Regional Wastewater Authority Fiscal Year 2021 budget.
This Budgetary was approved.

18. City Council consideration of actions to authorize three (3) full-time positions and approve appropriations from the General Fund for the Cannabis Program.
This Budgetary was approved.

EXTENSIONS OF TIME

19. City Council consideration to extend emergency rent relief for up to five months for the Stephan Center located at 815 W Sixth Street, Corona, Suite 130 in the Historic Civic Center due to a financial hardship resulting from COVID-19.
This Extension of Time was approved.

RELEASE OF SECURITIES

20. City Council consideration of the improvements associated with 1071 West Sixth Street and release the appropriate securities - Hitesh P. Patel and Nirmala H. Patel.
This Release of Security was approved.
21. City Council consideration of certain public improvements and releasing appropriate Improvement and Survey Monumentation Securities associated with Tract Map (TM) 36355 - Tri Pointe Homes, Inc., a Delaware Corporation.
This Release of Security was approved.

REPORTS

22. City Council to receive and file Personnel Report.
This Report was received and filed.

RESOLUTIONS

- 23.** City Council consideration of Resolution No. 2020-055, declaring intention to annex territory to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona, and adopting a map of the area proposed to be annexed thereto (Annexation No. 16).

Council Member Speake commended staff on the special tax refunding bonds. Kim Sitton, Acting Administrative Services Director, provided a brief overview.

A motion was made by Council Member Speake, seconded by Vice Mayor Casillas, that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 24.** City Council consideration of Resolution No. 2020-056, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 97-2 (Eagle Glen), Special Tax Refunding Bond 2014 Series A.

This Resolution was adopted. Jacob Ellis, City Manager, recused himself from Item 24 due to proximity of residence.

- 25.** City Council consideration of Resolution No. 2020-057, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2000-1 (Eagle Glen II), 2020 Special Tax Refunding Bond.

This Resolution was adopted.

- 26.** City Council consideration of Resolution No. 2020-058, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2001-2 (Cresta-Grande), 2020 Special Tax Refunding Bond (Improvement Area No. 1).

This Resolution was adopted.

- 27.** City Council consideration of Resolution No. 2020-059, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2001-2 (Cresta-Grande), 2020 Special Tax Refunding Bond (Improvement Area No. 2).

This Resolution was adopted.

- 28.** City Council consideration of Resolution No. 2020-060, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2002-1 (Dos Lagos) 2017 Special Tax Refunding Bonds.

This Resolution was adopted.

29. City Council consideration of Resolution No. 2020-061, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2002-1 (Dos Lagos) Improvement Area 1 2017 Special Tax Refunding Bonds.
- This Resolution was adopted.**
30. City Council consideration of Resolution No. 2020-062, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2002-4 (Corona Crossings) 2017 Special Tax Refunding Bonds.
- This Resolution was adopted.**
31. City Council consideration of Resolution No. 2020-063, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2003-2 (Highlands Collection), 2020 Special Tax Refunding Bond.
- This Resolution was adopted.**
32. City Council consideration of Resolution No. 2020-064, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2004-1 (Buchanan Street), 2020 Special Tax Refunding Bond.
- This Resolution was adopted.**
33. City Council consideration of Resolution No. 2020-065, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2016-2 (Terrassa), 2018 Special Tax Bonds, Special Tax A.
- This Resolution was adopted.**
34. City Council consideration of Resolution No. 2020-066, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2017-2 (Valencia/Seville), 2018 Special Tax Bonds, Special Tax A.
- This Resolution was adopted.**
35. City Council consideration of Resolution No. 2020-067, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2018-1 (Bedford) Improvement Area No. 1, 2018 Special Tax Bonds, Special Tax A.
- This Resolution was adopted.**
36. City Council consideration of Resolution No. 2020-068, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2018-2 (Sierra Bella), Special Tax A.

This Resolution was adopted.

37. City Council consideration of Resolution No. 2020-069, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2016-2 (Terrassa), Special Tax B.

This Resolution was adopted.

38. City Council consideration of Resolution No. 2020-070, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2017-2 (Valencia/Seville), Special Tax B.

This Resolution was adopted.

39. City Council consideration of Resolution No. 2020-071, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2018-1 (Bedford), Special Tax B.

This Resolution was adopted.

40. City Council consideration of Resolution No. 2020-072, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2018-2 (Sierra Bella), Special Tax B.

This Resolution was adopted.

41. City Council consideration of Resolution No. 2020-073, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 97-1 (South Corona Landscape).

This Resolution was adopted.

42. City Council consideration of Resolution No. 2020-074, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2000-1 (Eagle Glen II).

This Resolution was adopted.

43. City Council consideration of Resolution No. 2020-075, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2001-1.

This Resolution was adopted.

44. City Council consideration of Resolution No. 2020-076, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2002-2.

This Resolution was adopted.

45. City Council consideration of Resolution No. 2020-077, levying special

taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2002-3.

This Resolution was adopted.

46. City Council consideration of Resolution No. 2020-078, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2011-1.

This Resolution was adopted.

47. City Council consideration of Resolution No. 2020-079, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2016-3 (Maintenance Services).

This Resolution was adopted.

48. City Council consideration of Resolution No. 2020-080, levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2016-1 (Public Services).

This Resolution was adopted.

49. City Council consideration of Resolution No. 2020-083, declaring intention to levy and collect assessments within Lighting Maintenance District No. 84-1 for Fiscal Year 2021, approving preliminary Engineer's Report, and providing notice of public hearing on proposed assessments.

This Resolution was adopted.

50. City Council consideration of Resolution No. 2020-084, declaring intention to levy and collect assessments within Lighting Maintenance District No. 2003-1 for Fiscal Year 2021, approving preliminary Engineer's Report, and providing notice of public hearing on proposed assessments.

This Resolution was adopted.

51. City Council consideration of Resolution No. 2020-085, declaring intention to levy and collect assessments within Zone 6 of Landscape Maintenance District No. 84-2 for Fiscal Year 2021, approving preliminary Engineer's Report, and providing notice of public hearing on proposed assessments.

This Resolution was adopted. Vice Member Casillas recused herself from Item 51 due to proximity of residence.

52. City Council consideration of Resolution No. 2020-086, declaring intention to levy and collect assessments within Zone 19 of Landscape Maintenance District No. 84-2 for Fiscal Year 2021, approving preliminary Engineer's Report, and providing notice of public hearing on proposed assessments.

This Resolution was adopted. Council Member Carrillo and Council Member Speake recused themselves from Item 52 due to proximity of residence.

53. City Council consideration of Resolution No. 2020-087, declaring intention to levy and collect assessments within Zones 1, 2, 4, 7, 10, 14, 15, 17, 18, and 20 of the Landscape Maintenance District No. 84-2 for Fiscal Year 2021, approving preliminary Engineer's Report, and providing notice of public hearing on proposed assessments.

This Resolution was adopted.

54. City Council consideration of Resolution No. 2020-082, amending the compensation and benefits of non-represented executive group employees to authorize reimbursement of reasonable relocation expenses for new hires.

This Resolution was adopted.

COMMUNICATIONS FROM THE PUBLIC

Joe Morgan, resident, addressed the Council to announce the upcoming Community Food Drive-Thru.

Tom Richins, resident, addressed the Council with concerns regarding sales tax and previously discussed term limits.

PUBLIC HEARINGS

55. Public Hearing for City Council consideration of adopting the Plans and Specifications for the Overlook Street Improvements on Nelson Street, Courtney Street, Duncan Way, and Howe Street, Project No. 2015-02, NIB 20-047CA, the Local Traffic Facilities Development Impact Fee Study; and award the bid.

Tom Koper, Acting Public Works Director, provided a report on the proposed item. Mayor Steiner opened the Public Hearing. Allyson Berndsen, City Clerk Office Assistant, stated there was no written comments were received. Joe Morgan, resident, addressed the Council in opposition of the proposed item. Mayor Steiner closed the Public Hearing.

A motion was made by Council Member Speake, seconded by Council Member Carrillo, that this Public Hearing be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

56. Public Hearing for City Council consideration of the State Permanent Local Housing Allocation (PLHA) Grant Application and Five-Year Plan.

Karen Roper, Homeless Solutions Manager, provided a report on the proposed item. Mayor Steiner opened the Public Hearing. Allyson Berndsen, City Clerk Office Assistant, stated there was no correspondence received. Mayor Steiner closed the Public Hearing.

A motion was made by Council Member Scott, seconded by Council Member Carrillo, that this Public Hearing be approved. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

LEGISLATIVE MATTERS

None.

BOARDS, COMMISSIONS, AND COMMITTEES – REPORTS FROM CITY COUNCIL, COMMISSIONERS, AND STAFF FOR THE:

A) Planning & Housing Commission

- 57.** City Council consideration of PM 37763, a Parcel Map to subdivide an existing 4.47-acre commercial parcel located at 2410 Wardlow Road in the Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-01) into two parcels for commercial condominium purposes. (Applicant: Alan Dibartolomeo with Press Companies, Inc.)

A motion was made by Vice Mayor Casillas, seconded by Council Member Carrillo, that this Planning & Housing Commission Report be accepted. The motion carried by the following vote:

Aye: 5 - Steiner, Casillas, Carrillo, Scott, and Speake

B) Parks & Recreation Commission

None.

C) Infrastructure Committee

None.

D) Finance, Legislation & Economic Development Committee

None.

E) Public Services Committee

None.

F) Regional Meetings

- 58.** Update from Mayor Jim Steiner on the Riverside Transit Agency (RTA) Meeting of May 28, 2020.

Mayor Steiner provided an update.

ADMINISTRATIVE REPORTS

59. Budget Update for May 2020.

Kim Sitton, Acting Administrative Services Director, provided an update.

CITY ATTORNEY'S REPORTS AND COMMENTS

None.

CITY MANAGER'S REPORTS AND COMMENTS

Jacob Ellis, City Manager, provided an update and safety reminder for Fourth of July celebrations.

Brian Young, Fire Chief, provided information on safety during upcoming Fourth of July celebrations.

CITY COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Carrillo addressed the comment made on term limits.

Council Member Speake thanked Dean Derleth, Michele Wentworth and Trixie Anderson for their help with the withdrawal of the Circle City Sub-Station project. He noted the passing of Gerry Deleo from Corona Clay. He announced that Riverside County Transportation Committee(RCTC) and Caltrans finished their evaluation of the auxiliary lanes.

ADJOURNMENT

Mayor Steiner adjourned the meeting in memory of Carl Re' at 10:04 p.m. The next scheduled meeting of the Council is July 15, 2020.