

# City of Corona

*400 S. Vicentia Ave.  
Corona, CA 92882*

## **City Council Meeting Agenda - Final-revised**

**Wednesday, November 4, 2020**

**Closed Session Council Board Room 5:30 PM  
Open Session Council Chambers 6:30 PM**



**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**

\*\* Revised Agenda on November 3, 2020 at 5:00 p.m.

The following revisions were made to Item 17:

- Exhibit A for Resolution No. 2020-139

- The square footage mentioned under the "Analysis" section will be increased from 9,958 to 9,975 square-feet\*\*

## CONVENE CLOSED SESSION

### CITY COUNCIL

- 1. CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**  
[Pursuant to Government Code Section 54956.8](#)  
[Property Location: APN: 275-090-013](#)  
[Agency Negotiator: Jacob Ellis, City Manager](#)  
[Negotiating Party: Knowleton Communities](#)  
[Under Negotiation: Price and Terms of Payment](#)
- 2. CLOSED SESSION - [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](#)

## INVOCATION

*The invocation may be offered by a person of any religion, faith, belief or non-belief, as well as Council Members. A list of volunteers is maintained by the City Clerk and interested persons should contact the Clerk for further information.*

## PLEDGE OF ALLEGIANCE

## CONVENE OPEN SESSION

*Individuals wishing to address the City Council are requested to complete a speaker card available at the rear of the Council Chambers. Please deliver the card to the City Clerk prior to the item being heard by the City Council or, for items not listed on the agenda, before the "Communications" section of the agenda is called. Please observe a three-minute limit for communications and please note that the Communications section of the agenda is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Once called upon to speak, you are requested to state your name and city of residence for the record.*

## PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

## MEETING MINUTES

3. **MINUTES** - [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 Special Meeting of October 14, 2020.](#)
4. **MINUTES** - [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 October 21, 2020.](#)

## CONSENT CALENDAR

*All items listed on the Consent Calendar are considered to be routine matters, status reports or documents covering previous City Council action. The items listed on the Consent Calendar may be enacted in one motion. With the concurrence of the City Council, a Council Member or any person in attendance may request that an item be removed for further consideration.*

5. **LEGISLATIVE MATTER - SECOND READING** - [City Council adoption of Ordinance No. 3322, second reading of an Ordinance of the City of Corona, California adding Chapter 16.40 of the Corona Municipal Code to Establish Procedures for approving Lot Line Adjustments.](#)

6. **AGREEMENT** - [City Council consideration of an Improvement Agreement for Traffic Signal improvements for Lot 8 of Tract Map 36294 and Parcel Map 37788 - Bedford Marketplace, LLC, a Delaware Limited Liability Company.](#)

**That the City Council** authorize the Mayor to execute a Traffic Signal Improvement Agreement between the City and Bedford Marketplace, LLC, a Delaware Limited Liability Company.

7. **AGREEMENT** - [City Council consideration of an onsite Public Improvement Agreement associated with 2331 Kellogg Avenue - Crossroads Christian Church, a California Corporation.](#)

**That the City Council** authorize the Mayor to execute an onsite Public Improvement Agreement between the City and Crossroads Christian Church, a California Corporation.

8. **AGREEMENT** - [City Council consideration of authorizing the Acting Public Works Director, or his designee, to execute the attached Letter Agreement to the Amended and Restated Interagency Service Transfer Agreement with Riverside County Transportation Commission and Southern California Regional Rail Authority.](#)

**That the City Council** authorize the Acting Public Works Director, or his designee, to execute the attached Letter Agreement to the Amended and Restated Interagency Service Transfer Agreement with Riverside County Transportation Commission and Southern California Regional Rail Authority amending the invoice submission process.

9. **BID & PURCHASE** - City Council and Corona Utility Authority consideration of adopting the Plans and Specifications for the Water Reclamation Facility #3 Lift Station, Project No. 2018-11; award bid No. Notice Inviting Bid 21-012CA and approve a Construction Contract with Pacific Hydrotech Corporation in the amount of \$5,208,096.00; and award Request for Proposal No. 21-007CA and approve a Professional Services Agreement with AKM Consulting Engineers to provide Construction Management and Inspection Services, in the amount of \$530,003.00; and an appropriation in the amount of \$1,251,339.00 from the Water Reclamation Utility Fund (Fund 572).

**That the:**

- a. City Council adopt the Plans and Specifications for the Water Reclamation Facility #3 Lift Station ("Project"), Project No. 2018-11.
- b. City Council award the bid, Notice Inviting Bid 21-012CA, to Pacific Hydrotech Corporation, the lowest responsive, responsible bidder, for the total bid amount of \$5,208,096.00, and waive any and all minor irregularities in the bidding document as submitted by said bidder.
- c. City Council authorize the City Manager, or Acting Public Works Director, to execute the Construction Contract with Pacific Hydrotech Corporation, in the amount of \$5,208,096.00, and approve necessary change orders up to ten percent (10%) of the contract amount.
- d. City Council authorize the Purchasing Manager to issue a purchase order to Pacific Hydrotech Corporation in the amount of \$5,208,096.00.
- e. City Council award Request for Proposals 21-007CA titled "Construction Management and Inspection Services for Water Reclamation Facility #3 Lift Station" to AKM Consulting Engineers, in the amount of \$530,003.00, and waive any and all minor irregularities in the proposal.
- f. City Council authorize the City Manager, or Acting Public Works Director, to execute the Professional Services Agreement with AKM Consulting Engineers, in the amount of \$530,003.00, and approve necessary change orders up to ten percent (10%) of the contract amount.
- g. City Council authorize the Purchasing Manager to issue a purchase order to AKM Consulting Engineers, in the amount of \$530,003.00.
- h. City Council authorize an appropriation of \$1,251,339.00 from the Water Reclamation Utility Fund (572) to the Capital Improvement Project (6988) titled, "Water Reclamation Facility #3 Decommission Pumping Improvements".
- i. Corona Utility Authority review, ratify, and to the extent necessary, direct the

City Council to take the above actions.

- 10. BID & PURCHASE** - [City Council and Corona Utility Authority consideration of adopting the Plans and Specifications for the R-3 Potable Water Tank Ring Drain and Pavement Repair and Access Road Paving, Project No. 2018-19; award bid No. Notice Inviting Bid 21-010HC and approve a Construction Contract with AToM Engineering Construction, Inc., in the amount of \\$427,398.00; and authorize an appropriation in the amount of \\$188,232.00 from the Water Utility Fund \(Fund 570\).](#)

**That the:**

- a. City Council adopt the Plans and Specifications for the R-3 Potable Water Tank Ring Drain and Pavement Repair and Access Road Paving, Project No. 2018-19.
- b. City Council award the bid, Notice Inviting Bid 21-010HC, to AToM Engineering Construction, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$427,398.00, and waive any and all minor irregularities in the bidding document as submitted by said bidder.
- c. City Council authorize the City Manager, or Acting Public Works Director, to execute the Construction Contract with AToM Engineering Construction, Inc., in the amount of \$427,398.00, and approve necessary change orders up to twenty-five (25%) percent of the contract amount.
- d. City Council authorize the Purchasing Manager to issue a purchase order to AToM Engineering Construction, Inc., in the amount of \$427,398.00.
- e. City Council authorize an appropriation of \$188,232.00 from the Water Utility Fund (Fund 570) to Capital Improvement Project No. 72470570 titled "R-3 Potable Tank Pavement Repair."
- f. Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

- 11. BUDGETARY** - [City Council consideration of Fiscal Year 2021 Quarter 1 Budgetary Amendments](#)

**That the:**

- a. City Council approve an appropriation of \$30,000.00 from the Asset Forfeiture Fund 250 to the Police Department operating budget.
- b. City Council accept funding for the Fiscal Year 2021 "COVID-19 Crisis Collection Funds" from the Southern California Library Cooperative, for the Corona Public Library's e-resources, appropriate \$5,000.00 from the Library-Other Grants Fund 415, and increase revenue estimates by the same amount.

- c. City Council accept funding for the Fiscal Year 2021 "Veterans Connect @ the Library Project" from the Library Services and Technology Act (LSTA), appropriate \$550.00 from the Library-Other Grants Fund 415, and increase revenue estimates by the same amount.
- d. City Council accept funding for the Fiscal Year 2020 California Library Services Act (CLSA) e-resources funding, appropriate \$7,042.00 from the Library-Other Grants Fund 415, and increase revenue estimates by the same amount.
- e. City Council authorize the Acting Administrative Services Director to adjust the budgets accordingly if the grantor distributes additional funds to the grant participants, for the grants noted in recommended actions b, c, and d.
- f. City Council approve appropriations totaling \$189,489.00 for vehicle related purchases (\$32,200.00 from the General Fund 110, \$12,844.00 from the Water Utility Fund 570, \$8,445.00 from the Water Reclamation Utility Fund 572, and \$136,000.00 from the Fleet Operations Fund 682).
- g. City Council approve estimated revenue increases totaling \$5,524.00 and operating budgetary adjustments, totaling a net decrease of \$13,846.00, from multiple Maintenance Services Community Facilities Districts (CFD) funds as noted in the Analysis and Fiscal Impact Sections.
- h. City Council approve cash transfers of \$54,020.87 from the General Fund 110 to various funds, as noted in the Analysis and Fiscal Impact Sections, to correct prior year revenues received for Utility Locating and Marking Services.
- i. City Council approve an appropriation of \$135,000.00 from the General Fund 110 to a new capital improvement project titled "Corona Mall Business Improvement District Establishment."
- j. Corona Utility Authority (CUA) review, ratify, and to the extent necessary, direct that the City Council take the above actions.

**12. EXTENSION OF TIME - [City Council consideration of an extension of time for Parcel Map 37452, located west of Lincoln Avenue, north of Sixth Street - The Fitschen Family Trust B Flamingo Mobile Home Park, Corona, California, as to Parcels 1, 2, and 3 and Cherie A. Fitschen, Trustee of Trust B of the Fitschen Family Trust Dated 1/23/92, an undivided 86% interest, et. al.](#)**

**That the City Council** approve the request for a two-year extension for Parcel Map 37452.

**13. RELEASE OF SECURITY** - [City Council consideration of releasing the Precise Grading and Erosion Control Securities associated with Tract Map 37114 - Karen Parker.](#)

**That the City Council** release the Precise Grading and Erosion Securities associated with Tract Map 37114 (PWGR2018-0004 - R4221).

**14. REPORT** - [City Council to receive and file Personnel Report.](#)

**That the City Council** receive and file the Personnel Report for employee updates and recruitment transactions.

**15. RESOLUTION** - [City Council consideration of Resolution No. 2020-137, 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 \(Annexation No. 21\).](#)

**That the City Council:**

- a. Adopt Resolution No. 2020-137, 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. 21).
- b. Authorize the Purchasing Manager to approve a change order in the amount of \$8,250 to Purchase Order P21554 for a total purchase order amount of \$241,750.

**16. RESOLUTION** - [City Council consideration of Resolution No. 2020-138, 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 \(Annexation No. 22\).](#)

**That the City Council:**

- a. Adopt Resolution No. 2020-138, 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. 22).
- b. Authorize the Purchasing Manager to approve a change order in the amount of \$8,250 to Purchase Order P21554 for a total purchase order amount of \$250,000.

**17. RESOLUTION** - [City Council consideration of Resolution No. 2020-139, declaring its intent to vacate a portion of public right-of-way fronting 210 Radio Road, south of the 91-freeway and north of the existing terminus of Radio Road.](#)

**That the City Council** adopt Resolution No. 2020-139, declaring its intent to vacate a portion of public right-of-way fronting 210 Radio Road, south of the 91-freeway and north of the existing terminus of Radio Road.

## COMMUNICATIONS FROM THE PUBLIC

*Persons wishing to address the City Council are requested to state their name and city of residence for the record. This portion of the agenda is intended for general public comment only, which means it is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Please note that state law prohibits the City Council from discussing or taking action on items not listed on the agenda. The City Council will appreciate your cooperation in keeping your comments brief. Please observe a three-minute limit for communications.*

## PUBLIC HEARINGS

*This portion of the agenda is for advertised public hearing items where formal public testimony on each individual item is accepted prior to City Council action.*

- 18. PUBLIC HEARING** - [Public Hearing for City Council consideration of Ordinance No. 3323, first reading of an Ordinance of the City of Corona, California for Zone Text Amendment 2020-0003, amending multiple sections within Title 17 of the Corona Municipal Code for the purpose of regulating commercial cannabis businesses and revising cannabis related definitions and terminology. \(Applicant: City of Corona\)](#)

**That the City Council:**

- a. Approve Zone Text Amendment 2020-0003, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3323, first reading of an ordinance amending various sections in Title 17 (Zoning) of the Corona Municipal Code to permit certain commercial cannabis businesses in the City's industrial zones and to continue prohibiting such businesses in all other zones.

- 19. PUBLIC HEARING** - [Public Hearing for City Council consideration of Resolution No. 2020-135 establishing Application Fees for Commercial Cannabis Permits.](#)

**That the City Council:**

- a. Adopt Resolution No. 2020-135 incorporating the Commercial Cannabis Permit Application Fees into the Citywide Master Fee Recovery Schedule.
- b. Authorize the Acting Administrative Services Director to approve additional budgetary adjustments for the Commercial Cannabis Permit Application Fees, if needed.



**LEGISLATIVE MATTERS**

*This portion of the agenda is for proposed ordinances presented for the City Council's consideration.*

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

*This portion of the agenda lists items from Commissions, Committees, and Boards.*

A) Planning & Housing Commission

B) Parks & Recreation Commission

C) Infrastructure Committee

D) Finance, Legislation & Economic Development Committee

E) Public Services Committee

F) Regional Meetings

- 20. REGIONAL MEETING REPORT - [Update from Mayor Jim Steiner on the Riverside Transit Agency \(RTA\) Meeting of October 22, 2020.](#)**
- 21. REGIONAL MEETING REPORT - [Update from Council Member Wes Speake on the Riverside County Transportation Commission \(RCTC\) Western Programs Meeting of October 26, 2020.](#)**

**ADMINISTRATIVE REPORTS**

- 22. ADMINISTRATIVE REPORT - [City Council and Corona Utility Authority consideration of Resolution No. 2020-136, authorizing the issuance of parity bonds of Community Facilities District No. 2018-1 \(Bedford\) \(Improvement Area No. 1\) designated 2020 Special Tax Bonds, appointing fiscal agent, approving First Supplement Fiscal Agent Agreement, Purchase Contract and Security Agreement and authorizing negotiation of terms of the sale of said bonds, approving Preliminary Official Statement and authorizing preparation of Final Official Statement and approving Continuing Disclosure Certificate.](#)**

**That the:**

- a. City Council adopt Resolution No. 2020-136, authorizing the issuance of parity bonds of Community Facilities District No. 2018-1 (Bedford) (Improvement Area No. 1) designated 2020 Special Tax Bonds, appointing fiscal agent, approving First Supplement Fiscal Agent Agreement, Purchase Contract and Security Agreement and authorizing negotiation of terms of the sale of said bonds, approving Preliminary Official Statement and authorizing preparation of Final

Official Statement and approving Continuing Disclosure Certificate.

- b. City Council authorize the City Manager and the Acting Administrative Services Director to execute all related service agreements and purchase orders for the financing team.
- c. Corona Utility Authority review, ratify, and to the extent necessary direct the City Council to take the above actions.

**23. ADMINISTRATIVE REPORT - [Fiscal Year 2021 Quarter 1 Budget Update.](#)**

**24. REPORT - [Letter to Caltrans regarding the closure of State Route 91 on-ramps.](#)**

## **CITY ATTORNEY'S REPORTS AND COMMENTS**

## **CITY MANAGER'S REPORTS AND COMMENTS**

## **CITY COUNCIL MEMBER REPORTS AND COMMENTS**

## **ADJOURNMENT**

*The next regular meeting of the City Council/Successor Agency to the Redevelopment Agency of the City of Corona/Corona Public Financing Authority/Corona Utility Authority/Corona Housing Authority is scheduled for Wednesday, November 18, 2020 at 4:30 P.M. or thereafter as noted on the posted agenda for closed session items in the City Council Board Room followed by the regular meeting at 6:30 p.m. or thereafter as noted on the posted agenda in the City Council Chambers.*

*Corona City Hall - Online, All the Time at [www.CoronaCA.gov](http://www.CoronaCA.gov)*

*Agendas for all City Council meetings are posted at least 72 hours prior to the meeting in the entry way display case at City Hall. A complete agenda packet is available for public inspection during business hours at the City Clerk's Office. Any materials relating to an item on the agenda which are distributed to all, or a majority of all, members of the City Council after the posting of the agenda will also be available at the same time for public inspection during business hours at the City Clerk's Office.*

*Written communications from the public for the agenda must be received by the City Clerk's Office seven (7) days prior to the City Council meeting.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

*Meeting is Being Recorded*

**CITY OF CORONA  
COUNCIL AND COMMISSION MEETINGS**

**REGULATIONS FOR PUBLIC ATTENDANCE AND COMMENT  
DURING COVID-19 DECLARED EMERGENCY**

(PURSUANT TO RESOLUTION 2020-011)  
(UPDATED: 06-23-20)

**PUBLIC ATTENDANCE IS PERMITTED**

The meeting chambers will be open to the public during meetings. Please note that seating will be arranged to provide for social distancing and face masks should be worn per Riverside County Public Health and State of California recommendations.

If capacity in the meeting chambers is reached with social distancing measures in place, the City will have an overflow area set up in the Multi-Purpose Room where members of the public can view and listen to the meeting via a video screen. For any person wishing to submit comments orally, the City will also either establish a process to admit additional persons into the meeting chambers for this purpose or you will be allowed to comment via remote teleconferencing in the Multi-Purpose Room.

The doors of Corona City Hall and the Multi-Purpose Room will be open thirty (30) minutes before the scheduled meeting time.

**WATCHING FROM HOME**

Members of the public can still observe the meeting via the following live-streaming options:

[City's Website](#)

[Facebook](#)

[YouTube Channel](#)

Members of the legislative body, employees, consultants or others involved in the meeting at the request of the City may be present in the meeting chambers or may participate either through an appropriate telephonic or video feed established by the City.

**WRITTEN PUBLIC COMMENTS**

Public comment can be made in person or in writing via email. Community members who desire to submit a written general public comment or a written comment on a specific agenda item can submit them via the following e-mail:

[WrittenPublicComments@CoronaCA.gov](mailto:WrittenPublicComments@CoronaCA.gov)

**DEADLINE FOR SUBMISSION:** All written email comments must be submitted at least thirty (30) minutes before the scheduled meeting time on the day of the meeting in order to be read aloud or, as discussed below, orally acknowledged and summarized at the meeting. Any comments received after this deadline and before the meeting has been adjourned will be maintained in the City Clerks files along with the minutes of the meeting.

**WORD LIMITATION:** Please limit your comments to an amount that can be reasonably read within a three (3) minute time period. The presiding officer may direct that the reading end at three (3) minutes. Any comments which are not read in their entirety due to this three (3) minute time limitation will be maintained in the City Clerks files along with the minutes of the meeting.

**PRESIDING OFFICER DISCRETION:** If unique circumstances present themselves, the presiding officer shall have the authority, with the concurrence of a majority of the legislative body in attendance, to reasonably alter these regulations in an effort to effectuate the orderly conduct of the meeting and to promote public participation. Such measures may include, but are not limited to, expanding or reducing the City's traditional three (3) minute public comment time limit and/or directing that the written public comments be orally acknowledged and summarized rather than read in their entirety.