

# City of Corona

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

## City Council Minutes - Draft

**Wednesday, September 21, 2022**

**Closed Session Council Board Room 4:30 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**

**Wes Speake, Mayor  
Tony Daddario, Vice Mayor  
Jacque Casillas, Council Member  
Tom Richins, Council Member  
Jim Steiner, Council Member**

\*\*Revised agenda on September 20, 2022 at 7:18 a.m.

Item 14 - the staff report was revised.\*\*

The City Council meeting of September 21, 2022, will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/84174755893>

## CONVENE CLOSED SESSION

Closed Session convened at 4:40 p.m. for the purposes listed below. Present were Mayor Speake, Vice Mayor Daddario, Council Member Casillas, Council Member Richins, and Council Member Steiner. Mayor Speake recused himself from Items 1 and 2 due to a fellow investor from a different project, in which the Mayor just became an investor in the same project last week, is also an investor in this project. Closed Session adjourned at 5:35 p.m.

## CITY COUNCIL

1. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION  
Pursuant to Government Code Section 54956.9(d)(4)  
Possible initiation of litigation: (1 potential case)
  
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: APN 103-020-010, 103-020-011, 103-020-007  
Negotiating parties: FRONTAGE GROUP LLC; OXBOW PARTNERS; KIRKWOOD GROUP, LLC; SERFAS DEVELOPMENT, LLC, SHERMAN SHYH HUANG LEE AND MIN LING LEE, TRUSTEES OF THE SHERMAN SHYH HUANG LEE FAMILY TRUST DATED JULY 19, 1984; GRACE ADORA HSU; ALICE TAMOURA LEE; CHI-YU KING AND BI-SHIA KING, TRUSTEES OF THE C + B TRUST, DATED AUGUST 12, 1991; PINECREST BADGER ASSOCIATES LLC; TAI-NAN WANG AND HSIU-MEI WANG; MOUNTAIN VIEW COUNTRY CLUB  
Agency negotiator: Jacob Ellis, City Manager  
Under Negotiation: Price and Terms of Payment
  
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: 150 Depot Drive, Corona, CA 92882  
Negotiating Party: Tamara Hollingsworth  
Agency Negotiator: Jacob Ellis, City Manager  
Under Negotiation: Price and Terms of Payment

## Rollcall

**Present:** 5 - Tony Daddario, Jacque Casillas, Tom Richins, Jim Steiner, and Wes Speake

## INVOCATION

None.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Daddario.

## CONVENE OPEN SESSION

Mayor Speake called the meeting to order at 6:32 p.m.

## PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

### 4. Introduction: 2022 - 2023 Mayor's Youth Council.

The Mayor's Youth Council was introduced.

### The following items were taken out of order.

### 6. Proclamation: Constitution Week.

Diane Stephens with Butterfield Trail Chapter (NSDAR) accepted the Proclamation.

Don Fuller, resident, addressed the Council regarding the Constitution.

### 7. Proclamation: Hispanic Heritage Month.

Council Member Casillas accepted the Proclamation on behalf of Marta Cortez.

### 5. Recognition: Corona Police Community Partnership Trailer Donation.

The Corona Police Community Partnership accepted the Recognition.

## MEETING MINUTES

**A motion was made by Vice Mayor Daddario, seconded by Council Member Casillas, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

### 8. 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 Study Session Meeting of August 24, 2022.

**These Minutes were approved.**

### 9. 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 City Council Meeting of September 7, 2022.

These Minutes were approved.

## CONSENT CALENDAR

**A motion was made by Vice Mayor Daddario, seconded by Council Member Casillas, that the Consent Calendar be approved with the exception of Item 14, which was voted on separately. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

- 10.** City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Fiscal Report for the month of July 2022.

**This Financial Report was approved.**

- 11.** City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Investment Portfolio Report for the month of July 2022.

**This Financial Report was approved.**

- 12.** Public improvement agreements and security substitutions for Tract Map 37644, Lots 24 through 29, located south of Cajalco Road and west of Interstate 15.

**This Agreement was approved.**

- 13.** Update on Contracted Emergency Potable Water Main Replacement on Cypress Point Drive and Oakland Hills Drive pursuant to Corona Municipal Code Section 3.08.140(A).

**This Bid & Purchase was approved.**

- 14.** Maintenance/General Services Agreement for As Needed Supplemental Biosolids Transportation Services to Christofferson Transportation, Inc.

Mayor Speake had inquiries and Tom Moody, Director of Utilities, provided a report.

**A motion was made by Vice Mayor Daddario, seconded by Council Member Richins, that this Bid & Purchase be approved. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

- 15.** Purchase of multi-band portable radios from Motorola Solutions, Inc.

**This Bid & Purchase was approved.**

- 16.** Release of the grading securities posted by Raising Cane's Restaurants, LLC, for a newly constructed restaurant building located at 840 North Main Street.

**This Release of Security was approved.**

- 17.** Release of the Landscaping Securities posted by Arantine Hills Holdings, LP, for certain slopes and parkway improvements associated with Tract Map 36294R and Tract Map 37030, located south of Eagle Glen Parkway and west of Interstate 15.

**This Release of Security was approved.**

- 18.** Resolution designating authority to act on behalf of the City for purposes of obtaining federal financial assistance provided by the United States Department of Homeland Security.

**This Resolution was adopted.**

## COMMUNICATIONS FROM THE PUBLIC

Karen Alexander, resident, addressed the Council to announce the upcoming Amber Waves of Grains scheduled for Saturday, November 5, 2022 at Dos Lagos.

The following citizens addressed the Council to express concerns with a dispensary near a dance school: Cynthia Karner, Elizabeth Huebner, Heather Flexman, Christy McKell, and Jennifer Batogbacal.

Jerry Seifer, resident, addressed the Council regarding his concerns with Emeritus Park Apartment Complex.

John Donaldson, resident, addressed the Council regarding cannabis and LA Times articles.

Don Fuller, resident, addressed the Council to announce National Alzheimer's Day.

Joe Morgan, resident, addressed the Council and expressed support of the cannabis ordinance.

## PUBLIC HEARINGS

- 19.** Public Hearing on the 2021-2022 Consolidated Annual Performance and Evaluation Report being filed with the United States Department of Housing and Urban Development.

Cynthia Lara, Community Assistance Manager, provided a report on the proposed item. The Council provided comments and had inquiries. Ms. Lara provided clarification. Mayor Speake opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Speake closed the Public Hearing.

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

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

## ADMINISTRATIVE REPORTS

- 20.** Adoption of the City of Corona Downtown Revitalization Plan and Design Guidelines: A Guide to Placemaking in Downtown Corona.

Jessica Gonzales, Economic Development Director, introduced the item and the consultants: Brian Moncrief and Ken Hira with Kosmont Companies and Art Cueto with Storyland Studios. The consultants provided a report. The Council discussed the proposed item and provided comments.

The following residents addressed the Council in opposition of the proposed item: Chris McCoy, Don Fuller, and Joe Morgan.

Ms. Edwards reported that written comments from Matt Woody were received and will be filed with the meeting minutes.

**A motion was made by Council Member Casillas, seconded by Council Member Richins, that this Administrative Report be approved. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

- 21.** Authorize the creation of Capital Improvement Project No. 2022-12 for the Widening of Ontario Avenue at Lincoln Avenue and approve the Transportation Uniform Mitigation Fee Reimbursement Agreement with Western Riverside Council of Governments as funding assistance for the project.

Julianna Zaleski, Associate Engineer, provided a report. The Council discussed the proposed item and had inquiries. Ms. Zaleski provided clarification.

The following residents addressed the Council and expressed concerns with the proposed item: Karen Parker, Dawn Wilson, Mary Estrada, David Barnett, Keenam Patel, and Joe Morgan.

The Council unanimously agreed to continue the item to a future Council Meeting to allow staff to put together a proposed plan view of the project.

**A motion was made by Council Member Steiner, seconded by Mayor Speake that this Administrative Report be continued to a future Council Meeting. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

## LEGISLATIVE MATTERS

- 22.** Updating sections of Chapter 8.40 of the Corona Municipal Code relating to hazardous materials disclosure.

**A motion was made by Council Member Casillas, seconded by Council Member Steiner, that this Ordinance be approved. The motion carried by the following vote:**

**Aye:** 5 - Daddario, Casillas, Richins, Steiner, and Speake

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

### **A) Planning & Housing Commission**

None.

### **B) Parks & Recreation Commission**

None.

### **C) Regional Meetings**

- 23.** Update from Council Member Jacque Casillas on the League of California Cities Conference of September 7, 2022 to September 9, 2022.

Council Member Casillas provided an update.

- 24.** Update from Council Member Jacque Casillas on the Western Riverside Council of Governments (WRCOG) meeting of September 12, 2022.

Council Member Casillas provided an update.

- 25.** Update from Vice Mayor Tony Daddario on the Western Riverside County Regional Conservation Authority (RCA) Meeting of September 12, 2022.

Vice Mayor Daddario provided an update.

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

Dean Derleth, City Attorney, noted that Mayor Speake recused himself from Items 1 and 2 in Closed Session. Mayor Speake noted the reason for his recusal.

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

None.

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

Council Member Casillas announced that Community Conversations will take place on September 29, 2022.

Council Member Richins provided a brief overview of the following: Assembly at Prado Dam on September 18, 2022, Corona La Linda Mobile Home community meeting, Rodrigo's 50th Anniversary Celebration, Demolition of the Showcase Theater, and Downtown Corona.

Council Member Steiner announced the upcoming EIR Scoping Meeting for the Old Horse Ranch on September 22, 2022 in the City Hall Multipurpose Room.

Vice Mayor Daddario provided a brief overview of the following: Assembly at Prado Dam on September 18, 2022, Townhall Meeting on September 10, 2022, and the Herencia Mariachi Academy Concert.

Mayor Speake provided a brief overview of the following: League of California Cities Annual Conference, Surplus Land Act at the Coroner of Temescal Canyon and Cajalco, Prado Dam Mural, Remembering 9/11 event, Pony Baseball opening day, office opening for Oscar Tortola, Council Forum on September 16, 2022, Regional Roundtable Listening Session on Infrastructure Investments, Herencia Mariachi Academy Concert, Southern California Association of Governments Resilience and Conservation Sub-Committee, Healthcare Block Party on September 24, 2022, Vista Senior Living's Luau on September 24, 2022, Santiago High School Shark Attack 5k Run, Community Conversations on September 29, 2022, Walk for Life on October 1, 2022, CARE Court and homelessness, AB 2011, and SB 6.

## FUTURE AGENDA ITEMS

1. Purchasing Policy Update (Staff) September 28, 2022
2. Field Maintenance Standards (Staff) September 28, 2022
3. Legislative Platform Update (Staff) September 28, 2022
4. LMD Program Update (Staff) September 28, 2022
5. Street Vendor Ordinance (Staff) September 28, 2022
6. American Rescue Plan Act Project Update (Staff) September 28, 2022
7. Electric Utility Sale Analysis (Staff) September 28, 2022
8. Community Mural Project (J. Casillas) September 28, 2022
9. Future of the Old Police Station (Staff) September 28, 2022
10. Community Camera Safety Program (Staff) October, 5, 2022
11. Heritage Room Flag Update (Staff) October 12, 2022
12. Zero Emissions Bus Program (Staff) October 12, 2022
13. Historic Route Signs (Staff) October 12, 2022
14. Summer Events (Staff) October 12, 2022
15. HDL Quarterly Sales Tax Update (Staff) October 12, 2022
16. Infill Fees in Historic Districts (W. Speake) October 26, 2022
17. Branding Research Findings (Staff) October 26, 2022
18. Communications Plan Update (Staff) October 26, 2022
19. Historic Preservation Code Revisions (W. Speake) October/November
20. Volunteer Program Update (Staff) October/November
21. National Community Survey (Staff) October/November
22. Parking Enforcement Update (Staff) November/December
23. Anti-Camping Ordinance (Staff) November/December
24. Secondhand Smoke as a Nuisance (W. Speake) November/December
25. Rent Stabilization Update (T. Richins) TBD
26. Security Camera Master Plan Update (Staff) TBD
27. Banning Temporary Signs in the Public Right of Way (W. Speake) TBD
28. Quiet Zone at Railroad Crossings (Staff) TBD
29. Corona Depot Train Station (T. Richins) TBD
30. Catalytic Converters Ordinance (J. Steiner) TBD
31. Historic Civic Center Frontage Design Options (Staff) TBD
32. Options to expedite Redevelopment of Main Street & Parkridge Ave. Area (J. Casillas) TBD

## ADJOURNMENT

The next scheduled meeting of the Council is October 5, 2022. Mayor Speake adjourned the meeting at 9:43 p.m. in honor of Dave Dawny's retirement from the Press-Enterprise.