



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### 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**

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

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**Wednesday, June 5, 2019**

**5:30 PM**

**Closed Session Council Board Room**  
**Open Session Council Chambers**

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#### **5:30 P.M. CONVENE CLOSED SESSION**

#### **CITY COUNCIL**

- A.**     [19-0540](#)     CONFERENCE WITH LABOR NEGOTIATORS pursuant to  
Government Code Section 54957.6  
Agency designated representative: Mitch Lansdell, Acting City Manager  
Employee organization: Corona Firefighters Association
- B.**     [19-0560](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to  
Government Code Section 54956.8

Property Location:     420 West Harrison Street, Corona  
Agency Negotiator:   Mitch Lansdell, Acting City Manager  
Negotiating Party:     Jim Palmer - Orange County Rescue Mission,  
Inc. / Inland Empire Rescue Mission, Inc.  
Under Negotiation:    Price and Terms of Payment

Property Location:     710 Rimpau, Corona  
Agency Negotiator:   Mitch Lansdell, Acting City Manager  
Negotiating Party:     Kevin Koch  
Under Negotiation:    Price and Terms of Payment

Property Location:     APN 117-122-029 (east of E. Grand Blvd and  
north of E. 3rd St.)  
Agency Negotiator:   Mitch Lansdell, Acting City Manager  
Negotiating Party:     Anne Mayer, Riverside County Transportation  
Commission  
Under Negotiation:    Price and Terms of Payment

Property Location: APN 107-031-001 and 107-031-002  
(Magnolia/E. Sixth Street)  
Agency Negotiator: Mitch Lansdell, Acting City Manager  
Negotiating Party: Judy Girardot  
Under Negotiation: Price and Terms of Payment

## **INVOCATION - Stephen Collins, Inland Vineyard Church**

## **PLEDGE OF ALLEGIANCE - Cub Scout Pack 134**

## **6:30 P.M. CONVENE OPEN SESSION**

*Individuals wishing to address the City Council are requested to complete a Speakers 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 "Oral Communications" section of the agenda is called. Please observe a three minute limit for communications and please note that the Oral 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 address for the record.*

## **1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

- A. [19-0529](#) Presentation: League of California Cities Legislative Updates.
- B. [19-0531](#) Presentation: University of California, Riverside (UCR) Extension Community Partnership, Embracing Continuous Learning for a Vibrant Workforce.

## **2. MEETING MINUTES**

- A. [19-0524](#) 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 May 15, 2019.

Attachments: [Draft Minutes 05152019](#)

- B. [19-0547](#) 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 May 22, 2019.

Attachments: [Draft Minutes 05222019](#)

- C. [19-0548](#) 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 Budget Workshop Meeting of May 23, 2019.

Attachments: [Draft Minutes 05232019](#)

### 3. 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.*

- A. [19-0500](#) City Council adoption of Ordinance No. 3297, second reading of an Ordinance of the City of Corona, California approving a change of zone on 1.46 acres from C-2 (Restricted Commercial) to C-3 (General Commercial) on property located at 1215 E. Ontario Avenue. (CZ2018-0002)

**Attachments:** [Ordinance No. 3297](#)

- B. [19-0517](#) City Council consideration of Grading and Improvement Agreements for 380 North McKinley Street - Lazy Dog Restaurants, LLC, a Delaware Corporation.

**Recommended action:** That the City Council authorize the Mayor to execute Grading and Improvement Agreements between the City and Lazy Dog Restaurants, LLC, a Delaware Corporation.

**Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)

- C. [19-0519](#) City Council consideration of a Grading Agreement for Parcel 1 of Parcel Map 36311, located on the northside of Foothill Parkway, west of Interstate 15 - The Habit Restaurants, LLC, a California Limited Liability Company.

**Recommended action:** That the City Council authorize the Mayor to execute a Grading Agreement between the City and The Habit Restaurants, LLC, a California Limited Liability Company for Parcel 1 of Parcel Map 36311.

**Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)

- D. [19-0520](#) City Council consideration and review of the developer's compliance with the terms and conditions of the Corona North Main Street Amended and Restated Development Agreement for Phases 2A and 2B on 14 acres located on the west side of Main Street and south of Rincon Street and authorize the Community Development Director to execute the attached Estoppel Certificate on behalf of Corona North Main Development LP.

**Recommended action:** That the City Council determine that the developer is in compliance with the terms and conditions of the Corona North Main Street Amended and Restated Development Agreement for Phases 2A and 2B and authorize the Community Development Director to execute the attached Estoppel

Certificate on behalf of Corona North Main Development LP.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- E. [19-0545](#) City Council consideration of College/Prehospital Agreement between Orange County EMT, a private Paramedic training program and the Corona Fire Department.

**Recommended action:** That the City Council:

1. Approve the agreement as written.
2. Authorize the City Manager, or his designee, to sign the agreement on behalf of the City.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- F. [19-0523](#) City Council and Corona Utility Authority consideration of an Exception to Bidding to Toray Membrane USA, Inc. for Reverse Osmosis Membranes for the Temescal Desalter.

**Recommended action:** That the:

1. City Council authorize an Exception to Bidding pursuant to Municipal Code Section 3.08.140 (E) to Toray Membrane USA, Inc. of Poway, CA, in the amount of \$141,099.34 for reverse osmosis membranes and appurtenances.
2. City Council authorize the Purchasing Agent to issue purchase orders in accordance with the duly authorized and executed agreements, change orders, amendments and renewals.
3. City Council authorize the continuing appropriation of funds if not expended or encumbered by June 30, 2019.
4. Corona Utility Authority (CUA) review, ratify and to the extent necessary direct that the City Council take the above actions.

**Attachments:**

[Staff Report](#)

- G. [19-0525](#) City Council and Corona Utility Authority consideration of a one year purchase extension for Univar USA, Inc. and Olin Corp pursuant to Notice Inviting Bids (NIB) DWP 15-102CA for Water Treatment Chemicals for Fiscal Year 2019-20 and to approve a change order to Olin Corp to increase compensation amount by \$200,000 for Fiscal Year 2018-19.

**Recommended action:** That the:

1. City Council approve a one year purchase extension for Univar USA, Inc. of Kent, WA as the lowest responsible and responsive bidder for the chemical Sulfuric Acid in the amount of \$200,000 pursuant to NIB DWP 15-102CA for Water Treatment Chemicals.
2. City Council approve a one year purchase extension for Olin Corp of Tracy, CA as the lowest responsible and responsive bidder for the chemical Sodium Hypochlorite and increase the compensation amount by \$200,000 to \$1,050,000 pursuant to NIB DWP 15-102CA for Water Treatment Chemicals.
3. City Council authorize the Purchasing Manager to issue one year purchase orders to Univar USA, Inc. in the amount of \$200,000 and to Olin Corp in the amount of \$1,050,000 for Fiscal Year 2019-20.
4. City Council authorize the Purchasing Manager to issue a change order in the amount of \$200,000 to Olin Corp increasing the compensation amount to \$1,050,000 for Fiscal Year 2018-19.
5. City Council authorize the General Manager to approve necessary change orders up to the amount provided by Corona Municipal Code Section 3.08.080(I).
6. Corona Utility Authority (CUA), review, ratify and to the extent necessary direct that the City Council take the above actions.

**Attachments:**[Staff Report](#)[Staff Report with Attachments](#)

- H. [19-0526](#) City Council consideration of an Exception to Bidding to Haaker Equipment Company for a Vactor CNG 2110 Plus Sewer Cleaner using the Sourcewell (formerly National Joint Powers Alliance) Cooperative Purchasing Agreement.

**Recommended action:** That the City Council:

1. Authorize an Exception to Bidding pursuant to Municipal Code Section 3.08.140 (C) "Competitive Bidding Already Completed" to Haaker Equipment Company of La Verne, CA, in the amount of \$534,781.39 for a Vactor CNG 2110 Plus Sewer Cleaner.
2. Authorize the Purchasing Agent to issue a purchase order to Haaker Equipment in the amount of \$534,781.39.

3. Authorize an appropriation of \$534,781.39 from the Rideshare-Trip Reduction Fund 224 (AB 2766 Subvention Funds) for the purchase.
4. Authorize the continuing appropriation of funds if not expended or encumbered by June 30, 2019.

**Attachments:**[Staff Report](#)[Staff Report with Attachment](#)

- I. [19-0516](#) City Council consideration of the proposed Short Range Transit Plan for Fiscal Year 2019-20 through Fiscal Year 2021-22; and authorize revisions to the Fiscal Year 2019-20 Transit Service Fund revenue and expense budget following approval of the Fiscal Year 2019-20 through Fiscal Year 2021-22 Short Range Transit Plan from the Riverside County Transportation Commission.

**Recommended action:** That the City Council:

1. Adopt the proposed Short Range Transit Plan for Fiscal Year 2019-20 through Fiscal Year 2021-22.
2. Forward the Short Range Transit Plan to the Riverside County Transportation Commission for approval.
3. Authorize revisions to the Fiscal Year 2019-20 Transit Service Fund revenue and expense budget following approval of the Fiscal Year 2019-20 through Fiscal Year 2021-22 Short Range Transit Plan from the Riverside County Transportation Commission.

**Attachments:**[Staff Report](#)[Staff Report with Attachment](#)

- J. [19-0528](#) City Council and Corona Utility Authority consideration of the Western Riverside County Regional Wastewater Authority Fiscal Year 2019-20 budget.

**Recommended action:** That the:

1. City Council approve the proposed Western Riverside County Regional Wastewater Authority Fiscal Year 2019-20 budget.
2. Corona Utility Authority (CUA), review, ratify and to the extent necessary direct that the City Council take the above action.

**Attachments:**[Staff Report](#)[Staff Report with Attachments](#)

- K. [19-0514](#) City Council consideration of an extension of time for Parcel Map 37203, located at the southeast corner of Ford Street and Mulberry Lane - William and Lois Meister.
- Recommended action:** That the City Council approve the request for a three-year extension for Parcel Map 37203.
- Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)
- L. [19-0515](#) City Council consideration of releasing the Survey Monumentation Security associated with Parcel Map 36873 - Kenneth David Ibbetson and Sarah Renee Ibbetson, Trustees of the Kenneth and Sarah Ibbetson 2014 Trust.
- Recommended action:** That the City Council release the Survey Monumentation Security (PLE150030) associated with Parcel Map 36873.
- Attachments:** [Staff Report](#)  
[Staff Report with Attachment](#)
- M. [19-0293](#) City Council consideration of: (1) Corona General Employees Association Memorandum of Understanding effective June 5, 2019 through June 30, 2021; (2) Corona Supervisors Association Memorandum of Understanding effective June 5, 2019 through June 30, 2021; (3) Resolution No. 2019-011, amending the compensation and benefits of non-represented management/confidential group employees; (4) Resolution No. 2019-012 amending the compensation and benefits of non-represented executive group employees; (5) Fifth Amendment to Employment Agreement with the City Attorney/Legal & Risk Management Director to incorporate reference to the amended compensation and benefits resolution for the executive group; (6) Resolution No. 2019-032, rescinding Resolution No. 2017-117; and (7) Resolution No. 2019-033, rescinding Resolution No. 2017-118.
- Recommended action:** That the City Council:
1. Approve the Corona General Employees Association Memorandum of Understanding effective June 5, 2019 through June 30, 2021.
  2. Approve the Corona Supervisors Association Memorandum of Understanding effective June 5, 2019 through June 30, 2021.
  3. Adopt Resolution No. 2019-011 amending the compensation and benefits of non-represented management/confidential group employees.

4. Adopt Resolution No. 2019-012 amending the compensation and benefits of non-represented executive group employees.
5. Approve the Fifth Amendment to City Attorney/Legal & Risk Management Director Employment Agreement to incorporate reference to amended compensation and benefits resolution for the executive group.
6. Adopt Resolution No. 2019-032 rescinding Resolution No. 2017-117 concerning the unilateral implementation of changes in wages, hours, and terms and conditions of employment in the Corona General Employees Association.
7. Adopt Resolution No. 2019-033 rescinding Resolution No. 2017-118 concerning the unilateral implementation of changes in wages, hours, and terms and conditions of employment in the Corona Supervisors Association.

**Attachments:**[Staff Report](#)[Staff Report with Attachments](#)**4. ORAL COMMUNICATIONS FROM THE PUBLIC**

*Persons wishing to address the City Council are requested to state their name and address 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.*

A. Non-Profit Organizations

B. General Public Comments

**5. PUBLIC HEARINGS - 6:30 P.M.**

*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.*

- A. [19-0483](#) Public Hearing for City Council consideration of approval of the 2019-20 Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs.

**Recommended action:** That the City Council:

1. Conduct a public hearing to receive comments concerning the 2019-20 Action Plan.
2. Approve the 2019-20 Action Plan, inclusive of the allocation of



funds to the Community Development Block Grant and HOME Investment Partnerships projects, and authorize the City Manager, or his designee to submit the plan and any necessary amendments to the plan to the United States Department of Housing and Urban Development.

3. Authorize the Administrative Services Director to prepare and process all necessary budgetary transactions as required based on the final formula grant allocations of Community Development Block Grant and HOME Investment Partnerships funds released by the United States Department of Housing and Urban Development and included in the Housing and Urban Development Funding Approval Agreements.
4. Authorize the City Manager, or his designee to negotiate, execute, and amend contracts with sub-recipients, developers or professional service providers receiving CDBG and HOME funds to implement the approved 2019-20 projects identified in the 2019-20 Annual Action Plan, and any ongoing projects identified in prior Annual Action Plans.
5. Authorize the City Manager, or his designee to execute, amend, and submit to the United States Department of Housing and Urban Development all plans and documents necessary to administer the 2019-20 Community Development Block Grant and HOME Investment Partnerships programs.
6. Authorize the Administrative Services Director to appropriate any CDBG program income receipts from loan payoffs received by the City to the Residential Rehabilitation Program, CIP 67133431, a CDBG approved project, within the Community Development Block Grant Fund.
7. Authorize the Administrative Services Director to appropriate any HOME program income receipts from loan payoffs received by the City to the Residential Rehabilitation Program, CIP 67133432, a HOME approved project, within the HOME Investments Partnership Fund.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

**B. [19-0501](#)**

Public Hearing for City Council consideration of an appeal of the Planning and Housing Commission's denial of CUP2018-0003, a conditional use permit application to establish a 76-foot high wireless telecommunications facility designed as a mono-eucalyptus tree on a 0.69-acre property (located south of Chase Drive and west of Skyline

Drive) in the R-1A (Single Family Residential) zone (Applicant: Peter Blied of Plancom, Inc. for Renegade Towers).

**Recommended action:** That the City Council:

1. Uphold the Planning and Housing Commission's denial of CUP2018-0003, a conditional use permit application to establish a 76-foot high wireless telecommunications facility designed as a mono-eucalyptus tree on a 0.69-acre property located south of Chase Drive and west of Skyline Drive in the R-1A (Single Family Residential) zone. (CUP2018-0003), and
2. Adopt Resolution No. 2019-031, denying CUP2018-0003.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

## 6. LEGISLATIVE MATTERS

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

## 7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

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

## 8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING COMMITTEES

*Reports and comments from the City Council Committees are presented in this portion of the agenda.*

- A.     [19-0513](#)     City Council consideration to receive minutes of the May 15, 2019 meeting of the 2019 Homelessness Resources Committee report by Jim Steiner and Yolanda Carrillo.

**Attachments:**

[05152019 Homelessness Resources Committee Summary Minutes - DRAFT](#)

## 9. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING REGIONAL BOARDS AND COMMISSIONS

- A.     [19-0530](#)     Update from Council Member Jacque Casillas on the Bedford Coldwater Groundwater Sustainability Authority (BCGSA) Board Meeting of May 16, 2019.
- B.     [19-0542](#)     Update from Council Member Yolanda Carrillo on the Riverside County Habitat Conservation Agency (RCHCA) Board Meeting of May 16, 2019.
- C.     [19-0544](#)     Update from Vice Mayor Steiner on the Riverside Transit Agency (RTA) Meeting of May 23, 2019.

## 10. ADMINISTRATIVE REPORTS

- A. [19-0518](#) City Council consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 33135, located west of Skyline Drive, south of Foothill Parkway - Corona Associates, a General Partnership; Jon Christopher Enterprises, Inc., a California Corporation; Knowleton Partners Inc., a California Corporation; JBP LLC, a California Limited Liability Company; Dave Hunsaker and Charles Noble.

**Recommended action:** That the City Council:

1. Approve the request for a two-year extension for Tentative Tract Map 33135.
2. Approve the modification of Condition of Approval number 69, 1PL-008 and addition of Condition of Approval numbers 82 and 83 for Tentative Tract Map 33135.

**Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)

## 11. CITY ATTORNEY'S REPORTS

## 12. CITY MANAGER'S REPORTS

## 13. CITY COUNCIL MEMBER REPORTS

- A. [19-0549](#) Discussion and direction on possible opposition letter to Assembly Bill 516 - Authority to remove vehicles.

**Attachments:** [AB 516 - Mayor Letter of Opp - Authority to remove vehicles - DRAFT](#)

## 14. CITY ATTORNEY'S COMMENTS

## 15. CITY MANAGER'S COMMENTS

## 16. CITY COUNCIL MEMBER COMMENTS

- A. Council Member Yolanda Carrillo
- B. Council Member Jacque Casillas
- C. Council Member Wes Speake

D. Vice Mayor Jim Steiner

E. Mayor Jason Scott

1. [19-0499](#) Appointment to the Library Board of Trustees

Attachments:

[Staff Report](#)

## 17. 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, June 19, 2019 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*