

# City of Corona

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

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

**Wednesday, April 15, 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 April 14, 2020 at 3:06 p.m.

On April 13, 2020 it was noted that the following item would not be discussed at the April 15, 2020. Please note that the item will now be discussed during the April 15, 2020 City Council meeting:

Item 20 - City Council consideration of Resolution No. 2020-017, authorizing the City Manager, or Acting Public Works Director, to receive and accept Senate Bill-1 (SB1) Road Repair and Accountability Act of 2017 revenue for Fiscal Year 2021 in an estimated amount of \$3,174,897.00, for the eligible Street Pavement Rehabilitation Project, No. 2020-4.

Revised agenda on April 13, 2020 at 3:10 p.m.

Staff Report and attachments have been added to the following item:

Item 21 - City Council consideration of Resolution No. 2020-018, declaring a shelter crisis in the City of Corona pursuant to Government Code Section 8698.2 (a)(1).\*\*

## CONVENE CLOSED SESSION

### CITY COUNCIL

1. **CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**  
[Pursuant to Government Code Section 54956.8](#)  
[Property Location:](#) [2193 Sampson Ave.](#)  
[Agency Negotiator:](#) [Jacob Ellis, City Manager](#)  
[Negotiating Party:](#) [ARC Café USA 001, LLC](#)  
[Under Negotiation:](#) [Price and Terms of Payment](#)
2. **CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**  
[Pursuant to Government Code Section 54956.8](#)  
[Property Location:](#) [109 N. McKinley St.](#)  
[Agency Negotiator:](#) [Jacob Ellis, City Manager](#)  
[Negotiating Party:](#) [Carsten Co, LLP, RHI/WWW, LP & Cancun Properties, LLC](#)  
[Under Negotiation:](#) [Price and Terms of Payment](#)
3. **CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**  
[Pursuant to Government Code Section 54956.8](#)  
[Property Location:](#) [2187 Sampson Ave. #101 and 2189 Sampson Ave. #107](#)  
[Agency Negotiator:](#) [Jacob Ellis, City Manager](#)  
[Negotiating Party:](#) [Sampson Avenue Properties, LLC](#)  
[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

4. [Presentation: Covid-19 Update.](#)
5. [Presentation: Local Healthcare Update by Mark Uffer, CEO of the Corona Regional Medical Center.](#)

## MEETING MINUTES

6. **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 April 1, 2020.](#)
7. **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 April 7, 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.*

8. **FINANCIAL REPORT** - [City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority consideration to receive and file the Monthly Fiscal Report for the month of February 2020.](#)
9. **FINANCIAL REPORT** - [City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority consideration to receive and file the Monthly Investment Portfolio Report for the month of February 2020.](#)

**10. AGREEMENT** - [City Council consideration of Side Letter Agreements with the Corona Police Supervisors Association and Corona Police Employees Association.](#)

**That the City Council** approve the attached Side Letter of Agreements Modifying the 2018-2021 Memorandum of Understanding between the City of Corona and the Corona Police Supervisors Association and Corona Police Employees Association.

**11. AGREEMENT** - [City Council consideration of Contractual Lien, and Survey Monumentation Agreements for Parcel Map 37565 - Corona Regional Medical Center, LLC.](#)

**That the City Council:**

- a. Authorize the Acting Public Works Director to execute a Contractual Lien Agreement between the City and Corona Regional Medical Center, LLC, to secure construction of public improvements associated with Parcel Map 37565.
- b. Authorize the Mayor to execute a Survey Monumentation Agreement to set survey monuments for Parcel Map 37565 between the City and Corona Regional Medical Center, LLC.

**12. AGREEMENT** - [City Council consideration of one-time authorizations, related to the COVID-19 pandemic, to allow early payment of annual leave buy back, an additional opportunity to buy back annual leave, and an extension of the time period for use of executive leave.](#)

**That the City Council:**

- a. Authorize a one-time option for City employees who made an advance irrevocable election for annual leave pay in lieu (buy-back) in June 2019 to receive early payment in April 2020 rather than July 2020 provided that the City employee has the minimum remaining annual leave balance after the buy-back, as required by the memorandum of understanding or compensation and benefits resolution governing the employee's position. Authorize a one-time option for City employees who did not make an advance irrevocable election for annual leave pay in lieu (buy-back) in June 2019 or elected less than the maximum buy-back amount to submit an advance irrevocable election in April 2020 to buy back Annual Leave that will be accrued between April 18, 2020 and June 30, 2020.
- b. Authorize the City Manager to adopt a policy, consistent with Internal Revenue Service regulations, that permits City employees to buy back accrued Annual Leave hours in the event of an unforeseeable emergency provided that the City employee has the minimum remaining annual leave balance after the buy-back, as required by the applicable memorandum of understanding or compensation and benefits resolution governing the employee's position.

- c. Authorize a one-time exception to Administrative Policy No. 01400.201 and authorize the City Manager to approve and execute a side letter to modify the Memorandum of Understanding Agreement between the City of Corona and the Corona Supervisors Association ("CSA MOU") to allow City employees who receive Executive Leave pursuant to the CSA MOU or the compensation and benefits resolution governing the employee's position to use Executive Leave accrued but unused during Fiscal Year 2020 any time prior to the last payroll period in Fiscal Year 2021.

**13. BUDGETARY - [City Council consideration of Public Improvements Securities for the Bedford Wash Channel associated with Tract Map \(TM\) 36294 - Arantine Hills Holdings LP, a Delaware Limited Partnership.](#)**

**That the City Council:**

- a. Approve the reduction of the Bedford Wash Channel Faithful Performance Security to \$3,182,800.00 (PB02497500548 FP).
- b. Approve the reduction of the Bedford Wash Channel Labor and Material Security to \$1,596,400.00 (PB02497500548 LM).

**14. RELEASE OF SECURITY - [City Council consideration of releasing the Precise Grading and Erosion Control Securities associated with 1071 West Sixth Street - Hitesh P. Patel and Nirmala H. Patel.](#)**

**That the City Council** release the Precise Grading and Erosion Securities associated with 1071 West Sixth Street (100385084 and R6182).

**15. RELEASE OF SECURITY - [City Council consideration of the public improvements associated with 515 South Promenade Avenue and release the appropriate Grading and Improvement Securities - LBA RV-Company XX LP, a Delaware Limited Partnership.](#)**

**That the City Council:**

- a. Accept the public improvements associated with 515 South Promenade Avenue.
- b. Retain twenty-five percent of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (CMS0324572).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security, unless any claims are filed (CMS0324572).

- d. Release the Precise Grading and Erosion Control Securities (CMS0324571 and DEP17-0073).

**16. RELEASE OF SECURITY** - [City Council consideration of the public improvements associated with Tract Map \(TM\) 37114 and release the appropriate Public Improvement and Survey Monumentation Securities - Karen Parker and Worthington Construction, Inc., a California Corporation.](#)

**That the City Council:**

- a. Accept the public improvements associated with TM 37114.
- b. Retain twenty-five percent of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (1000965993 FP).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security, unless any claims are filed (1000965993 LM).
- d. Release the Survey Monumentation Security (1000965996) associated with TM 37114.

**17. 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.

**18. RESOLUTION** - [City Council consideration of Resolution No. 2020-015, approving the City of Corona's participation in the County of Riverside Mortgage Credit Certificate Program.](#)

**That the City Council** adopt Resolution No. 2020-015, approving the City of Corona's Participation in the County of Riverside Mortgage Credit Certificate Program.

**19. RESOLUTION** - [City Council and Corona Utility Authority consideration of Resolution No. 2020-016, authorizing the purchase of a tax-defaulted property from the Riverside County Treasurer-Tax Collector's office \(APN 102-360-061\).](#)

**That the:**

- a. City Council adopt Resolution No. 2020-016, authorizing the purchase of tax-defaulted property from the Riverside County Treasurer-Tax Collector's Office (APN 102-360-061).

- b. City Council authorize the City Manager to execute the agreements and any other related documents necessary to purchase the property.
- c. City Council authorize the City Manager to expend up to \$6,000.00 for any costs and expenses related to the purchase.
- d. City Council direct staff to file a Notice of Exemption under California Environmental Quality Act (CEQA), as provided herein.
- e. Corona Utility Authority (CUA) review, ratify, and to the extent necessary, direct the City Council to take the above actions.

- 20. RESOLUTION** - [City Council consideration of Resolution No. 2020-017, authorizing the City Manager, or Acting Public Works Director, to receive and accept Senate Bill-1 \(SB1\) Road Repair and Accountability Act of 2017 revenue for Fiscal Year 2021 in an estimated amount of \\$3,174,897.00, for the eligible Street Pavement Rehabilitation Project, No. 2020-4.](#)

**That the City Council:**

- a. Adopt Resolution No. 2020-017, authorizing the City Manager, or Acting Public Works Director, to receive and accept Senate Bill-1 (SB1) Road Repair and Accountability Act of 2017 revenue for Fiscal Year 2021 in an estimated amount of \$3,174,897.00, for the eligible Street Pavement Rehabilitation Project, No. 2020-4.
- b. Accept and appropriate \$3,174,897.00, to be included in the Fiscal Year 2021 Proposed Budget, as awarded by the State, from the unappropriated Road Maintenance and Rehabilitation Account (RMRA) Fund to the Street Pavement Rehabilitation Project, No. 2020-4.
- c. Authorize an estimated revenue increase of \$3,174,897.00, to be included in the Fiscal Year 2021 Proposed Budget, in the Road Maintenance and Rehabilitation Account (RMRA) Fund for reimbursement by the State, per the Road Repair and Accountability Act of 2017 - Local Streets and Roads Funding Amended Annual Reporting Guidelines.

- 21. RESOLUTION** - [City Council consideration of Resolution No. 2020-018, declaring a shelter crisis in the City of Corona pursuant to Government Code Section 8698.2 \(a\)\(1\)](#)

**That the City Council** adopt Resolution No. 2020-018 declaring a shelter crisis in the City of Corona pursuant to Government Code Chapter 7.8 (Section 8698.2 et. Seq.) and direct the City Manager to include policy options, including shelter crisis and emergency housing policy options, in staff's upcoming presentation of the draft Homeless Strategic Plan.

- 22. RESOLUTION** - [City Council consideration of Resolution No. 2020-019, temporarily waiving all penalties, late fees and interest imposed upon delinquent payments of business license taxes or transient occupancy taxes and extending deadline for business license renewals due in April and May.](#)

**That the City Council** adopt Resolution No. 2020-019, temporarily waiving all penalties, late fees and interest imposed upon delinquent payments of business license taxes or transient occupancy taxes and extending deadline for business license renewals due in April and May.

- 23. TRANSIT PLAN** - [City Council consideration of the City of Corona Transit Service \(CCTS\) Public Transportation Agency Safety Plan \(PTASP\).](#)

**That the City Council** approve and adopt the City of Corona Transit Service PTASP.

## 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.*

- 24. PUBLIC HEARING** - [Public Hearing for City Council consideration of Ordinance No. 3314, first reading of an Ordinance of the City of Corona, California for CZ16-002, an application to change the zone of approximately 6 acres from A \(Agricultural\) to R-1-7.2 \(Single Family Residential, 7200 square foot minimum lot size\) located at the northeast corner of Lincoln Avenue and Highgrove Street and consideration of the Mitigated Negative Declaration and Mitigation Monitoring Plan regarding potential environmental impacts of the project. \(Applicant: David Claudon\)](#)

**That the City Council:**

- a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve CZ16-002 as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3314, first reading of an ordinance approving a change of zone on application to change the zone of approximately 6 acres from A (Agricultural) to R-1-7.2) 2 (Single Family Residential, 7200 square foot minimum lot size) located at the northeast corner of Lincoln Avenue and Highgrove Street and consideration of the Mitigated Negative Declaration and Mitigation Monitoring Plan regarding potential environmental impacts of the project. (CZ16-002)



- 25. PUBLIC HEARING** - [City Council consideration of TTM 36608, Tentative Tract Map application to subdivide 6 acres into 23 lots for single family residential purposes in the R-1-7.2 zone proposed by Change of Zone 16-002 located on north of Highgrove Street, between Lincoln Avenue and Montoya Drive. \(Applicant: David Claudon\) \(NOT AN ADVERTISED PUBLIC HEARING\)](#)

**That the City Council** approve TTM 36608 subject to the findings and conditions of approval as recommended by the Planning and Housing Commission.

## 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

- 26. REGIONAL MEETING REPORT** - [Update from Council Member Wes Speake on the Riverside County Transportation Commission \(RCTC\) Meeting of April 8, 2020.](#)

## ADMINISTRATIVE REPORTS

- 27. ADMINISTRATIVE REPORT** - [Budget Update for February 2020.](#)

## 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, May 6, 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: 03-27-20)

**PUBLIC VIEWING FROM HOME IS REQUIRED**

As authorized by the Governor's Order N-29-20 issued on March 17, 2020, City Hall and the meeting chambers will not be open to the public during meetings. Members of the public will need to 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**

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 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 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.

**ORAL PUBLIC COMMENTS**

Community members who desire to submit an oral general public comment or an oral comment on a specific agenda item can submit your request to speak via the following e-mail:

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

**REQUEST FORMAT:** A separate request to speak must be submitted for each agenda item. Please note the agenda item number in the "subject" line of your email. Please also provide the telephone number that you will be using, as the City Clerk may need to use it to identify you in the telephone queue.

**DEADLINE FOR SUBMISSION:** All requests to speak must be submitted before the conclusion of the public participation portion of each agenda item. The presiding officer will orally announce the deadline for each item after the item is called for consideration. Please note that a single deadline may be established for items considered in one motion, such as items on the consent calendar. Since the live-stream feed of the meetings is on delay, the presiding officer will give advance notice of at least one (1) minute before the deadline. Any request to speak received after this deadline and before the meeting has been adjourned will not be honored but the request will be maintained in the City Clerks files along with the minutes of the meeting.

**PROCESS:** Once a request is received, the City Clerk will email you the telephone number and additional instructions to dial into the meeting. At this time, we plan to use a Zoom connection for this purpose. You must call in before the deadline discussed above - preferably well in advance of that time.

**TIME LIMITATION:** All oral comments will be subject to the standard three (3) minute time limit. The presiding officer may direct that the audio feed be muted at the end of the three (3) minute limit.

**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.