

City of Corona

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

City Council Meeting Final Agenda - Final-revised

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

CITY COUNCIL

- 1. CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
Pursuant to Government Code Section 54956.9(d)(4)
Possible initiation of litigation: (1 potential case)
- 2. CLOSED SESSION - 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. CLOSED SESSION - 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

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. [Introduction: 2022 - 2023 Mayor's Youth Council.](#)
5. [Recognition: Corona Police Community Partnership Trailer Donation.](#)
6. [Proclamation: Constitution Week.](#)
7. [Proclamation: Hispanic Heritage Month.](#)

MEETING MINUTES

8. **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 Study Session Meeting of August 24, 2022.](#)
9. **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 City Council Meeting of September 7, 2022.](#)

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.

10. **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 to receive and file the Monthly Fiscal Report for the month of July 2022.](#)
11. **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 to receive and file the Monthly Investment Portfolio Report for the month of July 2022.](#)
12. **AGREEMENT** - [Public improvement agreements and security substitutions for Tract Map 37644, Lots 24 through 29, located south of Cajalco Road and west of Interstate 15.](#)

That the City Council:

- a. Approve the Improvement Agreements between the City and Beazer Homes

Holdings, LLC, a Delaware limited liability company, and authorize the Mayor to sign the Agreements.

- b. Authorize the Mayor to accept the replacement securities for the streets, alleys, and landscape improvements from Beazer Homes Holdings, LLC, for Lots 24 through 29, Z-Right, and AA of Tract Map 37644.
- c. Release the existing securities posted by Arantine Hills Holdings, LP (PB02497501121 FP and LM, PB02497501122 FP and LM, PB02497501123 FP and LM, PB02497501139 FP and LM, and PB02497501141 FP and LM).

13. BID & PURCHASE - [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\(A\).](#)

That the:

- a. City Council receive and file the update on the Contracted Emergency Potable Water Main Replacement on Cypress Point Drive and Oakland Hills Drive pursuant to Corona Municipal Code [Section 3.08.140\(A\)](#).
- b. Corona Utility Authority review, ratify and to the extent necessary direct that the City Council take the above actions.

14. BID & PURCHASE - [Maintenance/General Services Agreement for As Needed Supplemental Biosolids Transportation Services to Christofferson Transportation, Inc.](#)

That the:

- a. City Council award Request for Proposal 22-074CA for As Needed Supplemental Biosolids Transportation Services to Christofferson Transportation, Inc., of Riverside, CA.
- b. City Council authorize the City Manager, or his designee, to execute the Maintenance/General Services Agreement for As Needed Supplemental Biosolids Transportation Services to Christofferson Transportation, Inc., of Riverside, CA, for an initial one-year contract term ending June 30, 2023, with five (5) optional one-year extensions in the amount of \$1,400,000 per fiscal year.
- c. City Council authorize the Purchasing Manager to issue purchase orders to Christofferson Transportation, Inc., of Riverside, CA, in an amount up to \$1,400,000 per year for Fiscal Year 2023 for the initial agreement term ending June 30, 2023.
- d. City Council authorize the City Manager, or his designee, to approve amendments necessary for the execution of the work, in accordance with the

Corona Municipal Code [Section 3.08.060\(J\)](#), up to \$100,000 or 10% of the amended contract amount.

- e. Corona Utility Authority review, ratify, and to the extent necessary, direct that the City Council take the above actions.

15. BID & PURCHASE - [Purchase of multi-band portable radios from Motorola Solutions, Inc.](#)

That the City Council:

- a. Authorize the Purchasing Manager to issue a purchase order to Motorola Solutions, Inc. in the amount of \$323,031 for the purchase of multi-band portable radios and associated radio accessories.
- b. Make a determination under Corona Municipal Code Section [3.08.140\(c\)](#) that competitive bidding has been satisfied based upon the reasons provided in the "Basis for Determination of Competitive Bidding" section of this report.

16. RELEASE OF SECURITY - [Release of the grading securities posted by Raising Cane's Restaurants, LLC, for a newly constructed restaurant building located at 840 North Main Street.](#)

That the City Council release the Precise Grading and Erosion Control Securities (Bond No. 285066675 and Receipt No. R25888).

17. RELEASE OF SECURITY - [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.](#)

That the City Council:

- a. Release the Phase 1 Slope and Commercial Landscaping Faithful Performance Security associated with Tract Map 36294R (Bond No. PB02497500537 and PB02497500538)
- b. Retain the Phase 1 Slope and Commercial Landscaping Labor and Material Security associated with Tract Map 36294R for six months beyond the acceptance of the improvements and automatically release the security, unless claims are filed. (Bond No. PB02497500537 and PB02497500538).
- c. Release the Palmer Drive (Lot N), Cameron Way (Lot L), Adishain Way (Lot H), and Orange Fisher Drive (Lot H) Street Parkway Landscaping Faithful Performance Security associated with Tract Map 37030 (Bond No. PB02497500620, PB02497500621, PB02497500624 and PB02497500625)

- d. Retain the Palmer Drive (Lot N), Cameron Way (Lot L), Adishain Way (Lot H), and Orange Fisher Drive (Lot H) Street Parkway Landscaping Labor and Material Security associated with Tract Map 37030 for six months beyond the acceptance of the improvements and automatically release the security, unless claims are filed. (Bond No. PB02497500537 and PB02497500538).

18. RESOLUTION - [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.](#)

That the City Council adopt Resolution No. 2022-116 designating and authorizing the Fire Chief, Deputy Fire Chief, Police Chief, Police Captain and Emergency Services Manager to execute applications and documents for the purposes of obtaining federal financial assistance provided by the United States Department of Homeland Security and sub-granted through the State of California, County of Riverside, and City of Riverside.

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.

19. PUBLIC HEARING - [Public Hearing on the 2021-2022 Consolidated Annual Performance and Evaluation Report being filed with the United States Department of Housing and Urban Development.](#)

That the City Council receive and file the 2021-2022 Consolidated Annual Performance and Evaluation Report and authorize the Community Services Director to submit the report to the United States Department of Housing and Urban Development.

ADMINISTRATIVE REPORTS

This portion of the agenda is for Council discussion and action on staff reports and new topics that may not be routine status reports, or documents covering previous City Council action.

20. ADMINISTRATIVE REPORT - [Adoption of the City of Corona Downtown Revitalization Plan and Design Guidelines: A Guide to Placemaking in Downtown Corona.](#)

That the City Council adopt the City of Corona Downtown Revitalization Plan and Design Guidelines: A Guide to Placemaking in Downtown Corona.

21. ADMINISTRATIVE REPORTS - [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.](#)

That the City Council:

- a. Authorize the creation of a new Capital Improvement Project titled "Ontario Avenue Widening at Lincoln Avenue," Project No. 2022-12.
- b. Approve the Transportation Uniform Mitigation Fee Reimbursement Agreement with Western Riverside Council of Governments for the reimbursement of Transportation Uniform Mitigation Fee Funds for the design, right-of-way, and construction of the Ontario Avenue Widening at Lincoln Avenue Project.
- c. Authorize the City Manager, or his designee, to finalize and execute the Transportation Uniform Mitigation Fee Reimbursement Agreement with Western Riverside Council of Governments for the reimbursement of Transportation Uniform Mitigation Fee Funds for the design, right-of-way, and construction of the Ontario Avenue Widening at Lincoln Avenue Project, including making minor and non-substantive changes.
- d. Authorize a transfer of \$796,166 from the South Corona Master Planned Landscape Project No. 80080 to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12 within the South Corona Landscaping Fund (274).
- e. Authorize an appropriation in the amount of \$404,560 from the South Corona Landscaping Fund (274) to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12.
- f. Authorize an appropriation in the amount of \$394,133 from the Drainage Fee Fund (212) to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12.
- g. Authorize an appropriation in the amount of \$1,023,276 from the Street and Traffic Signals Fund (211) to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12.
- h. Authorize a transfer of \$276,333 from the Rock Vista Drive Subdrain Project No. 78060 to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12 within the Measure A Fund (227).
- i. Authorize a transfer of \$503,414 from the Oak Avenue Street Improvement Project No. 76030 to the newly created Capital Improvement Project Ontario

- Avenue Widening at Lincoln Avenue, Project No. 2022-12 within the Measure A Fund (227).
- j. Authorize a transfer of \$45,500 from the Household Hazardous Waste Facility Project No. 71990 to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12 within the Measure A Fund (227).
 - k. Authorize a transfer of \$256,618 from the City-Wide Sidewalk and ADA Improvement Project No. 72210 to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12 within the Measure A Fund (227).
 - l. Accept \$2,300,000 in funds from the Western Riverside Council of Governments Transportation Uniform Mitigation Fee for the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12.
 - m. Authorize an appropriation and an estimated revenue increase in the amount of \$2,300,000 from the Public Works Grants/Agreement Fund (243) to the newly created Capital Improvement Project Ontario Avenue Widening at Lincoln Avenue, Project No. 2022-12.

LEGISLATIVE MATTERS

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

22. LEGISLATIVE MATTER - [Updating sections of Chapter 8.40 of the Corona Municipal Code relating to hazardous materials disclosure.](#)

That the City Council introduce, by title only, and waive full reading of Ordinance No. 3355, first reading of an ordinance amending various sections of [Chapter 8.40](#) of the Corona Municipal Code regarding hazardous materials disclosure.

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

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

A) Planning & Housing Commission

B) Parks & Recreation Commission

C) Regional Meetings

- 23. **REGIONAL MEETING REPORT** - [Update from Council Member Jacque Casillas on the League of California Cities Conference of September 7, 2022 to September 9, 2022.](#)
- 24. **REGIONAL MEETING REPORT** - [Update from Council Member Jacque Casillas on the Western Riverside Council of Governments \(WRCOG\) meeting of September 12, 2022.](#)
- 25. **REGIONAL MEETING REPORT** - [Update from Vice Mayor Tony Daddario on the Western Riverside County Regional Conservation Authority \(RCA\) Meeting of September 12, 2022.](#)

CITY ATTORNEY'S REPORTS AND COMMENTS

CITY MANAGER'S REPORTS AND COMMENTS

CITY COUNCIL MEMBER REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

This portion of the agenda is for items requested by the Mayor or Council Members for consideration at a future meeting. No immediate action is taken on Future Agenda items; this section serves to highlight topics that will be considered at upcoming meetings. Council action on items that have appeared in this section takes place under Administrative Reports, when accompanied by a staff report.

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 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, October 5, 2022 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

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