

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Wednesday, March 15, 2017

4:30 PM

Closed Session-Council Board Room
Open Session-Council Chambers

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**

***Dick Haley, Mayor
Karen Spiegel, Vice Mayor
Randy Fox, Council Member
Eugene Montanez, Council Member
Jason Scott, Council Member***

4:30 P.M. CONVENE CLOSED SESSION**CITY COUNCIL**

[17-556](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Name of Case: Daniel McCartney v. City
Claim No.: LC-0217-03

[17-557](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Name of Case: A.F., by and through his guardian *ad litem* Erica Brand, et al. v. City of Corona, et al.
Case Number: US District Court Case No 5:15-cv-01603-JGB-DTB

[17-537](#)

CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6
Name of Agency Negotiator: Darrell Talbert, City Manager
Name of Employee Organization: Corona General Employees Association

CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6
Name of Agency Negotiator: Darrell Talbert, City Manager
Name of Employee Organization: Corona Supervisors Association

CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA/CORONA HOUSING AUTHORITY

[17-569](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8

Property Location: Corona Mall South: 683 S. Main St., 675 S. Main St., 138 E. Sixth St., 114 E. Sixth St. & 106 E. Sixth St. (APNs: 117-191-022, 117-191-021, 117-191-004, 117-191-002, 117-191-001)
Agency Negotiator: Darrell Talbert, City Manager
Negotiating Party: Lab Holding, LLC
Under Negotiation: Price and Terms of Payment

[17-570](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8

Property Location: Corona Mall North: 422 Corona Mall, 442 Corona Mall, 508 S. Main St., 514 S. Main St., 518 S. Main St., 591 Corona Mall, 579 Corona Mall, 577 Corona Mall, 525 Corona Mall, 505 Corona Mall, 415 Corona Mall, 405 Corona Mall, 480 Corona Mall, 599 Corona Mall & APN's 117-143-026,

117-151-012, 117-151-013, 117-151-014, 117-143-035 & 117-143-034
Agency Negotiator: Darrell Talbert, City Manager
Negotiating Party: Lab Holding, LLC
Under Negotiation: Price and Terms of Payment

Rollcall

Present: 4 - Randy Fox, Eugene Montanez, Jason Scott, and Karen Spiegel

Absent: 1 - Dick Haley

INVOCATION - Fire Chief David Duffy

PLEDGE OF ALLEGIANCE - Anna Lisa Gonzalez

6:30 P.M. CONVENE OPEN SESSION

Vice Mayor Spiegel called the meeting to order at 6:57 p.m.

1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

[17-533](#) Proclamation: Arbor Day

[17-552](#) Recognition: Rebecca Wisniewski, Deputy Building Official/Plan Check Manager

[17-555](#) Proclamation: Innovation Month - April 2017

[17-534](#) Presentation: Economic Development Monthly Update

10. ADMINISTRATIVE REPORTS

[17-545](#) City Council consideration to receive and file independent accountants' audit reports on applying agreed upon procedures on Fire Department's EMS and fire inspection billing, Telestaff, Police Department's AB109 processing, Animal Services and Enforcement cash handling, COPS Hiring program, DUI billing, evidence management, and Telestaff and other time keeping systems dated February 28, 2017.

This item was pulled out of order and heard at this time. Debbie Harper, Independent Auditor from LSL, presented an overview on their findings from the audits of the Fire and Police departments.

Joe Morgan addressed the Council regarding this item, stating this type of audit does not look at the big issues which is the type of audit that is actually needed.

2. MEETING MINUTES

[17-531](#)

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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 March 1, 2017

A motion was made by Montanez, seconded by Fox that this Minutes be adopted. The motion carried by the following vote:

Aye: 3 - Montanez, Scott, and Spiegel

Absent: 1 - Haley

[17-532](#)

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 February 22, 2017

A motion was made by Montanez, seconded by Fox, that this Minutes be adopted. The motion carried by the following vote:

Aye: 3 - Fox, Montanez, and Spiegel

Abstain: 1 - Scott

3. CONSENT CALENDAR

A motion was made by Scott, seconded by Fox, that the Consent Calendar be adopted with the exception of items 17-566, 17-528, 17-541, and 17-527 which were pulled for further discussion. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

Approval of Financial Report.

[17-553](#)

Monthly Fiscal Report - January 2017

This Report was approved.

AGREEMENTS

[17-529](#)

City Council consideration and approval of First Amendment to Communications Site License Agreement with Los Angeles SMSA Limited Partnership, dba Verizon Wireless (PKS20 - Cresta Verde Park)

This Agreement was approved.

[17-543](#)

City Council consideration to authorize the Mayor to execute Grading, Improvement, and Survey Monumentation Agreements for Parcel Map

36980, located on the south side of Ontario Avenue, east of Fullerton Avenue - MJLSF LLC, a California Limited Liability Company.

This Agreement was approved.

[17-544](#)

City Council consideration to authorize the Mayor to execute an Improvement Agreement for 1345 Quarry Street - Nanci Investments Inc., a California Corporation.

This Agreement was approved.

[17-551](#)

Consideration of a Memorandum of Agreement between the City of Riverside Fire Department as the sponsoring agency of the California Task Force Six of the National Urban Search and Rescue Response System and the City of Corona Fire Department as a participating agency of the task force

This Agreement was approved.

[17-566](#)

City Council and Corona Housing Authority consideration for approval of an Exclusive Negotiation Agreement (Belle Avenue/Sheridan Street/7th Street parcels) with The Boureston Companies and Sudweeks Development & Investment Company, LLC.

Joe Morgan addressed the Council regarding this item, stating the City does not have a plan for the downtown area.

A motion was made by Montanez, seconded by Scott, that this Agreement be adopted. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

APPROPRIATIONS

[17-528](#)

City Council consideration to approve an appropriation of federal HOME Investment Partnership Funds in the amount of \$294,230.24 for the Residential Rehabilitation Program.

Council Member Fox requested a report on this item. Joanne Coletta, Community Development Director, provided a report on the federal HOME Investment Partnership funds.

A motion was made by Montanez, seconded by Fox, that this Appropriations be adopted. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

[17-541](#)

City Council and Corona Utility Authority consideration of appropriations and budget adjustments resulting from departmental budget review for Fiscal Year 2016-17 for the Department of Water & Power and Maintenance Services Department.

Council Member Scott requested clarification on the \$150,000 increase to the purchase order. Tom Moody, Assistant General Manager, stated it was an increase to the purchase order for credit card processing which has seen an increase in usage.

A motion was made by Scott, seconded by Montanez, that this Appropriations be adopted. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

GRANT

[17-550](#)

City Council consideration of the County-wide Hazardous Materials Operations Group 2016 Funding Agreement by and between the City of Corona and the County of Riverside and the acceptance of the Fiscal Year 2016 Homeland Security Grant in the amount of \$67,000

This Grant was approved.

REPORTS

[17-498](#)

City Council and Corona Housing Authority consideration to receive and approve the submittal of the 2016 Housing Element Annual Progress Report to the California Department of Housing and Community Development, and the low and moderate income housing asset fund activity information required in accordance with Health and Safety Code 34175.1(f) for the previous fiscal year ending June 30, 2016.

This Reports was approved.

RESOLUTIONS

[17-542](#)

City Council consideration to adopt Resolution No. 2017-014, approving the conveyance of the property located on the east side of Fullerton Avenue, south of Taber Street (Assessor's Parcel Number 120-462-038) to four adjacent property owners in exchange for constructing certain public improvements fronting the property, and repealing Resolution No. 99-74.

This Resolutions was adopted.

TRAVEL & EXPENSE REIMBURSEMENT

[17-527](#)

City Council consideration of approval of Council Member Randy Fox travel and other expense reimbursement claim dated March 9, 2017 per City of Corona Administrative Policy No. 01200.001.

Joe Morgan addressed the Council regarding this item, stating it is the third time that there have been legal challenges to Council Member Fox's mileage reimbursement, stating there is a reimbursement request for an event in Riverside which is not a reimbursable expense.

Don Fuller addressed the Council regarding this item, stating Council Member Fox attended a Chamber of Commerce event outside of the City limits for a business that does not have a business in Corona and the residents of Corona should not pay for this expense. He asked how the Council person continues to rationalize these expenses and asked for a response from Council Member Fox.

Council Member Fox stated he was asked to speak at this grand opening, but he will delete this item from his mileage reimbursement.

A motion was made by Scott, seconded by Spiegel, that this Travel & Expense Reimbursement be adopted as amended. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

4. PUBLIC HEARINGS - 6:30 P.M.

[17-511](#)

Public Hearing for City Council consideration to approve a Substantial Plan Amendment to the 2016-2017 Action Plan for the Community Development Block Grant Program to transfer \$600,000 from The Circle City Gateway - 6th Street Sidewalk Improvement Project to the 2016-2017 CDBG Sidewalk Improvement Project

Joanne Coletta, Community Development Director, provided a report.

Vice Mayor Spiegel opened the Public Hearing and Lisa Mobley, City Clerk/Community Information Manager, confirmed the City Clerk's office had not received any correspondence on this item.

Joe Morgan addressed the Council on this item, stating this is a great idea but he was unaware that this had already been approved. He suggested additional public input before approving these items.

City Manager Darrell Talbert discussed the process for this action plan and how public input is sought and received for these projects.

Vice Mayor Spiegel closed the public hearing.

A motion was made by Scott, seconded by Fox, that this Public Hearings be adopted. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

[17-538](#)

Public Hearing for City Council and Corona Utility Authority consideration of Resolution No. 2017-013 (City Council) and Resolution No. 2017-02 (CUA) approving a Memorandum of Understanding with the City of Norco and Home Gardens County Water District for the purpose of jointly establishing and servicing as the Temescal Sub-basin Groundwater Sustainability Agency.

Tom Moody, Assistant General Manager, provided a report.

Vice Mayor Spiegel opened the Public Hearing and Lisa Mobley, City Clerk/Community Information Manager, confirmed the City Clerk's office had not received any correspondence on this item.

Vice Mayor Spiegel asked if there was anyone present who wished to speak on this item, and seeing none, closed the public hearing.

A motion was made by Scott, seconded by Montanez, that this Public Hearings be adopted. The motion carried by the following vote:

Aye: 4 - Fox, Montanez, Scott, and Spiegel

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Marizol Castro addressed the Council regarding the Corona La Linda Mobile Home Park and asking for support in a 3% rent increase.

Esperanza Gonzalez addressed the Council through Lydia Heusner who translated for her. Her comments were regarding rent increases at the Corona La Linda Mobile Home Park, asking for support for the 3%.

Steve Heusner addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Ken Sieffert addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Chuck addressed the Council asking for support for the 3% increase for Corona La Linda residents as it is heartbreaking to watch people lose their homes.

Joe Morgan addressed the Council regarding the City's housing element, stating Corona La Linda residents are the face of the housing crisis. He addressed Council Member Fox and asked for more from him as a Council Member.

Joanne Allen addressed the Council asking for support for the 3% increase for Corona La Linda residents and stated services have gone down since the park was purchased by the Sierra Management Corporation.

Guadalupe Alamilla addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Don Fuller addressed the Council in support of the residents of Corona La Linda who are in need of assistance.

Margaret Beltran addressed the Council asking the Council to think of other people and to put a freeze on the rent increases at Corona La Linda.

James Gray addressed the Council to state Sierra Management Corp makes their money on turnover so it is their goal to get the residents to leave.

Veronica Padilla addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Joe Rudolph addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Lydia Heusner addressed the Council asking for support for the 3% increase for Corona La Linda residents.

Steven Jones addressed the Council asking for support for the 3% increase for Corona La Linda residents.

6. LEGISLATIVE MATTERS

None

7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

None

8. CITY COUNCIL WRITTEN COMMITTEE REPORTS

[17-535](#)

City Council consideration to receive minutes of the March 1, 2017 meeting of the Infrastructure Committee report by Eugene Montanez, Jason Scott

This City Council Written Committee Reports was received and filed.

[17-536](#)

City Council consideration to receive minutes of the March 1, 2017 meeting of the Finance, Legislation & Economic Development Committee report by Dick Haley, Jason Scott

This City Council Written Committee Reports was received and filed.

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

Vice Mayor Karen Spiegel

[17-562](#)

Update on the Southern California Association of Governments meeting on March 2, 2017.

Received comments.

[17-563](#)

Update on the Riverside County Transportation Commission (RCTC) Board meeting on March 8, 2017.

Received comments.

[17-564](#)

Update on the Riverside County City Selection Committee meeting on March 13, 2017.

Received comments.

[17-565](#)

Update on the League of California Cities Riverside County Division meeting on March 13, 2017.

Received comments.

11. CITY ATTORNEY'S REPORTS AND COMMENTS

No reportable actions.

12. CITY MANAGER'S REPORTS AND COMMENTS

None

13. CITY COUNCIL MEMBER REPORTS AND COMMENTS

A. Council Member Randy Fox

Council Member Fox praised Plan Check Manager Rebecca Wisniewski and Community Development Director Joanne Coletta, stating he receives a lot of compliments about the job they do. He thanked the residents of Corona La Linda for their commetns.

B. Council Member Eugene Montanez

Council Member Montanez spoke about his attendance at the National Association of Latino Elected and Appointed Officials (NALEO) meeting in Washington D.C. He discussed the visit from Chris Burroughs at KTLA who visited the Silver Dollar Pancake House, the City's oldest restaurant and the Cowboy Surfer Grill. Council Member Montanez addressed the residents of Corona La Linda, expressing his support of the 3% increase and noting he has asked the legal team to look into Modesto's Ordinance. He asked for this item to be heard at a future Study Session to get some resolution.

C. Council Member Jason Scott

Council Member Scott congratulated Christian Arts and Theater (CAT) on their successful production of Wonka which he took his granddaughter to. He wished Mayor Haley a speedy recovery.

D. Vice Mayor Karen Spiegel

Vice Mayor Spiegel commented on the following upcoming community events:

- Corona Symphony at Northpoint Church on Saturday, March 18
- Corona Department of Water and Power Garden Festival March 25
- 10th annual 100 Mile Club Run for Kids March 25
- 91 project dedication ceremony March 31
- Corona Regional Medical Center new emergency room grand opening April 22
- Library Board of Trustees has upcoming vacancies and applications are being accepted.

Vice Mayor Spiegel provided comments on Corona La Linda, discussing the property tax pass-through as well as the long term lease terms.

E. Mayor Dick Haley

Mayor Haley was absent.

14. ADJOURNMENT

At 9:16 p.m. Vice Mayor Spiegel adjourned the meeting to 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, April 5, 2017, 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.

