

# City of Corona

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

## **City Council Meeting Minutes - Final**

**Wednesday, April 17, 2024**

**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**

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

The City Council meeting of April 17, 2024, 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/84348381011>

## CONVENE CLOSED SESSION

Closed Session convened at 5:50 p.m. for the purposes listed below. Present were Mayor Richins, Vice Mayor Steiner, Council Member Daddario, and Council Member Speake. Council Member Casillas participated via zoom. Closed Session adjourned at 6:34 p.m.

## CITY COUNCIL

1. CONFERENCE WITH LABOR NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54957.6  
AGENCY DESIGNATED REPRESENTATIVE: JACOB ELLIS, CITY MANAGER  
EMPLOYEE ORGANIZATIONS: CORONA EXECUTIVE GROUP EMPLOYEES, CORONA FIREFIGHTERS ASSOCIATION IAFF LOCAL #3757 (CFA), CORONA MANAGEMENT/CONFIDENTIAL GROUP EMPLOYEES, CORONA POLICE EMPLOYEES ASSOCIATION (CPEA), CORONA POLICE SUPERVISORS ASSOCIATE (CPSA), CORONA PUBLIC SERVICE EMPLOYEES ASSOCIATION (CPSEA), AND CORONA SUPERVISORS ASSOCIATION (CSA)
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)  
NAME OF CASE: CITY OF CORONA V. C.P.I. PROPERTIES, LLC, ET AL.  
CASE NUMBER: RIVERSIDE COUNTY SUPERIOR COURT CASE NO. RIC 2002846
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8  
PROPERTY: PORTION OF APN 117-191-019 (PARKING LOT FOR 675 S. MAIN STREET CORONA)  
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
NEGOTIATING PARTY: SHAHEEN SADEGHI  
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8  
PROPERTY: 601 S MAIN STREET  
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
NEGOTIATING PARTY: DAVID SAUNDERS  
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
PROPERTY: 555 CORONA MALL  
NEGOTIATING PARTIES: ALLAN WONG & YEHUI HUANG  
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8  
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
PROPERTY: 496 CORONA MALL  
NEGOTIATING PARTIES: DANNY & MOSES CORTEZ  
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

### Rollcall

Council Member Casillas participated via zoom.

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

## INVOCATION

None.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Tom Moody, Director of Utilities.

## CONVENE OPEN SESSION

Mayor Richins called the meeting to order at 6:44 p.m.

## PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

7. PROCLAMATION: WILDFIRE COMMUNITY PREPAREDNESS DAY  
Cindi Schmitz and Brett Dawson accepted the Proclamation.
8. PROCLAMATION: HEALTHY KIDS DAY  
Audrie Echnoz, CEO of the YMCA, and YMCA members accepted the Proclamation.
9. RECOGNITION: CORONA ART ASSOCIATION  
The Corona Arts Association accepted the Recognition.

## MEETING MINUTES

**A motion was made by Council Member Speake, seconded by Council Member Daddario, that the Meeting Minutes be approved. The motion carried by the following vote:**

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

- 10.** 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 MEETING OF MARCH 28, 2024

**These Minutes were approved.**

- 11.** 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 APRIL 3, 2024

**These Minutes were approved.**

## CONSENT CALENDAR

**A motion was made by Council Member Daddario, seconded by Vice Mayor Steiner, that the Consent Calendar be approved. The motion carried by the following vote:**

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

- 12.** 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 FEBRUARY 2024

**This Financial Report was received and filed.**

- 13.** 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 FEBRUARY 2024

**This Financial Report was received and filed.**

- 14.** SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ENPLANNERS, INC. TO PREPARE A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE GREEN RIVER RANCH SPECIFIC PLAN AMENDMENT (REQUEST FOR PROPOSAL 22-052SB)

**This Agreement was approved.**

- 15.** CONSTRUCTION CONTRACT WITH AUGUSTINE GENERAL ENGINEERING, INC., FOR WATERLINE REPLACEMENT ON LIBERTY AVENUE IN THE AMOUNT OF \$1,608,437

**This Bid & Purchase was approved.**

- 16.** RELEASE OF THE IMPROVEMENT SECURITY POSTED BY WOODSIDE 05S, L.P., A CALIFORNIA LIMITED PARTNERSHIP FOR TRACT MAP 37030 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: WOODSIDE

05S, L.P.)

**This Release of Security was approved.**

- 17.** RESOLUTIONS INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025 FOR LIGHTING MAINTENANCE DISTRICTS NO. 84-1 AND 2003-1, APPOINTING ENGINEER OF RECORD, AND ORDERING THE PREPARATION OF ENGINEER'S REPORTS

**This Resolution was adopted.**

- 18.** RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 84-2, ZONES 1, 2, 4, 6, 7, 10, 15, 17, 18, AND 19, APPOINTING ENGINEER OF RECORD, AND ORDERING THE PREPARATION OF ENGINEER'S REPORT

**This Resolution was adopted.**

- 19.** RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 84-2, ZONE 14, APPOINTING ENGINEER OF RECORD, AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT

Council Member Casillas recused herself because she lives within the district.

**This Resolution was adopted.**

- 20.** RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 84-2, ZONE 20, APPOINTING ENGINEER OF RECORD, AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT

Council Member Speake recused himself because he lives within the district.

**This Resolution was adopted.**

- 21.** RESOLUTION AMENDING THE ADMINISTRATIVE PENALTIES SCHEDULE FOR VIOLATIONS OF THE CORONA MUNICIPAL CODE

**This Resolution was adopted.**

## **COMMUNICATIONS FROM THE PUBLIC**

Bobby Spiegel, Corona Chamber of Commerce, announced the upcoming Memorial Mile March and the Taste of Corona.

## **PUBLIC HEARINGS**

- 22.** GENERAL PLAN AMENDMENT 2023-0005 TO THE LAND USE ELEMENT AND HOUSING ELEMENT TO UPDATE THE CITY'S HOUSING SITES INVENTORY FOR PLANNING PERIOD 2021-2029 (APPLICANT: CITY OF CORONA)

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Richins closed the Public Hearing.

**A motion was made by Council Member Daddario, seconded by Vice Mayor Steiner, that this Public Hearing be approved. The motion carried by the following vote:**

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

- 23.** CHANGE OF ZONE 2023-0007 TO INCLUDE AN AFFORDABLE HOUSING OVERLAY ZONE TO THE EXISTING ZONING ON CERTAIN PROPERTIES TO MEET THE CITY'S MANDATED REGIONAL HOUSING NEEDS ASSESSMENT REQUIRED BY THE GENERAL PLAN HOUSING ELEMENT FOR PLANNING PERIOD 2021-2029 (APPLICANT: CITY OF CORONA)

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Richins closed the Public Hearing.

**A motion was made by Vice Mayor Steiner, seconded by Council Member Daddario, that this Public Hearing be approved. The motion carried by the following vote:**

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

- 24.** SPECIFIC PLAN AMENDMENT SPA2023-0008 TO VARIOUS SPECIFIC PLANS TO INCLUDE AN AFFORDABLE HOUSING OVERLAY ZONE TO THE EXISTING ZONING ON CERTAIN PROPERTIES AND TO CHANGE 1.33 ACRES FROM GATEWAY BUSINESS TO MULTIFAMILY RESIDENTIAL TO MEET THE CITY'S MANDATED REGIONAL HOUSING NEEDS ASSESSMENT REQUIRED BY THE GENERAL PLAN HOUSING ELEMENT FOR PLANNING PERIOD 2021-2029 (APPLICANT: CITY OF CORONA)

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public.

Joe Morgan, resident, addressed the Council in support of the proposed item.

Mayor Richins closed the Public Hearing.

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

**Aye:** 4 - Richins, Steiner, Casillas, and Daddario

**Nay:** 1 - Speake

- 25.** PUBLIC HEARING FOR CITY COUNCIL CONSIDERATION OF RESOLUTION NO. 2024-012 REVISING THE CITYWIDE MASTER FEE RECOVERY SCHEDULE AND RECOVERY PERCENTAGES, REPEALING RESOLUTION NO. 2023-036, 2022-118, 2022-021, 2021-055, AND 2018-125

Mayor Richins opened the Public Hearing. This item is being continued to the City Council meeting of May 15, 2024.

26. SPECIFIC PLAN AMENDMENT 2023-0006 TO THE NORTH MAIN STREET SPECIFIC PLAN TO PERMIT BUILDING MATERIALS SALES WITH INDOOR AND OUTDOOR STORAGE IN THE TRANSIT COMMERCIAL DISTRICT (APPLICANT: DANIEL DELANEY, GANAHL LUMBER COMPANY)

Mayor Richins opened the Public Hearing. This item is being continued to the City Council meeting of May 1, 2024.

## ADMINISTRATIVE REPORTS

27. ECONOMIC DEVELOPMENT UPDATE

Amanda Wicker and Ashley Zaragoza, Economic Development Administrators, provided an update.

Charles Parker, The Retail Coach, provided an update.

The Council had inquiries, Ms. Wicker, Ms. Zaragoza, and Jacob Ellis, City Manager, provided clarification.

Don Fuller, resident, addressed the Council to provide comments on economy unemployment.

Joe Morgan, resident, addressed the Council to express his concerns with the proposed item.

28. AWARD A PROFESSIONAL SERVICES AGREEMENT TO FERGUSON ENTERPRISES, LLC TO PROVIDE ADVANCED METERING INFRASTRUCTURE EQUIPMENT, INSTALLATION OF THE NETWORK INFRASTRUCTURE, APPROPRIATION OF \$7,303,581 FROM THE WATER UTILITY FUND 570 TO CITYWIDE AMI METER REPLACEMENT CAPITAL IMPROVEMENT PROJECT NO. UT-2022-03, AND A MAINTENANCE/GENERAL SERVICES AGREEMENT FOR ONGOING NETWORK INFRASTRUCTURE AND DATA MANAGEMENT SYSTEM SUPPORT

Jacqueline Zukerman, Utility Billing and Administration Manager, introduced the item and Andy Honeycutt, MeterSYS President, and Lauren Brown, Vice President/Project Manager, provided a report.

The Council provided comments and had inquiries. Mr. Honeycutt, Ms. Brown, Ms. Zukerman and Tom Moody, General Manager, provided clarification.

Joe Morgan, resident, addressed the Council and expressed concerns with the proposed item.

**A motion was made by Council Member Speake, seconded by Vice Mayor Steiner, that this Administrative Report be approved. The motion carried by the following vote:**

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

## LEGISLATIVE MATTERS

- 29.** AN ORDINANCE TO AMEND SECTION 2.08.120 OF THE CORONA MUNICIPAL CODE TO ESTABLISH NEW COMPENSATION LIMITS FOR MEMBERS OF THE CITY COUNCIL, EFFECTIVE IN 2025

Dean Derleth, City Attorney, provided a report.

Council Member Casillas made a motion to approve Optional Ordinance No. 3397 and to have this item on a future agenda.

**A motion was made by Council Member Casillas, seconded by Mayor Richins, that this Ordinance No. 3397 be adopted. The motion carried by the following vote:**

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

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

### A) Library Board of Trustees

- 30.** LIBRARY BOARD OF TRUSTEES' REPORT UPDATE FOR MARCH 26, 2024:

- A) NATIONAL LIBRARY WEEK, APRIL 1 - APRIL 6
- B) A SENSORY STATION AND RESOURCE FAIR, APRIL 1ST 10AM - 12PM
- C) STEAM IN MOTION, APRIL 2ND, 2PM - 4PM, AGES 10+
- D) STUFFY STORYTIME, APRIL 2ND, 5:30-6PM, AGES 3-7
- E) CORONA'S RACING HISTORY, APRIL 3RD 6-7:30PM, ALL AGES

**This Library Board of Trustees report was received and filed.**

### B) Planning & Housing Commission

None.

### C) Parks & Recreation Commission

None.

- 31.** PARKS AND RECREATION COMMISSION REPORT UPDATE FOR MARCH 12, 2024:

- A.) INDOOR PICKLEBALL
- B.) GUIDED HIKES UPDATE
- C.) CORONA BEAUTIFUL COMMUNITY CLEANUP ON SIXTH STREET
- D.) CITY PARK POP-UP EVENT
- E.) SHERIDAN PARK IMPROVEMENTS

**This Parks and Recreation Commission Report was received and filed.**

### D) Regional Meetings



- 32.** UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) TRANSPORTATION POLICY COMMITTEE APRIL 4, 2024

Council Member Speake provided an update.

- 33.** UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION (RCTC) MEETING OF APRIL 10, 2024

Council Member Speake provided an update.

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

None.

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

None.

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

Council Member Daddario provided a brief overview on the National Baseball Tournament and commended the Corona baseball team for their hard work.

Council Member Speake commended Avijeet Randhawa for winning the Corona Norco Unified School District Spelling Bee.

Vice Mayor Steiner commended Adalynn Robos and Crystal Vargas for hosting the Fentanyl Killz Remembrance Walk, and thanked City staff for working the event.

Mayor Richins provided a brief overview on the Corona Baseball team return home from the National Baseball Tournament.

### **FUTURE AGENDA ITEMS**

1. Utility Assistance Program (Staff) May 15, 2024
2. Community Support Lighting (T. Daddario) May/June
3. Community Event Sponsorship Policy (Staff) May/June
4. Performing Arts Feasibility Study Update in May/June
5. Large Native Tree Ordinance/Placing Trees on Historic Tree List (W. Speake) June/July
6. Street Vendor Ordinance (Staff) June/July
7. Inclusionary Housing Ordinance for Multi family Housing (W. Speake) TBD
8. Skyline Resolution (J. Steiner) TBD
9. Letter to State & Local Leaders RE: State Preemption of Local Control (T. Richins) TBD
10. California Service Corps (J. Casillas) TBD
11. Resolution to affirm save the Corona Depot from demolition (Speake) TBD
12. Demolition of Historic Structure guideline changes (Speake) TBD
13. Update to the Historic Resources Inventory (Speake) TBD
14. Historic Markers adoption on the local Historic Resources List (W. Speake TBD)

## ADJOURNMENT

The next scheduled meeting of the Council is on May 1, 2024. Mayor Richins adjourned the meeting at 9:05 p.m.