

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Wednesday, February 28, 2018

3:30 PM

Council Chambers

## Study Session

**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE  
CITY OF  
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY  
AUTHORITY/CORONA  
HOUSING AUTHORITY MEETING**

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

Rollcall

## 1. Call To Order

Mayor Spiegel called the meeting to order at 3:41p.m.

## Agenda Items

2. [18-1549](#) City Council discussion and direction for proceeding on the McKinley Grade Separation Project.

Attachments: [02-28-18 McKinley Grade Separation](#)

Discussion: McKinley Grade Separation Project

Nelson Nelson, Public Works Director, provided a report on this item. He provided an overview on the background of the proposed project. He discussed previous studies, traffic in the area, safety issues, previous options discussed, and funding for the proposed project.

Dennis Ralls, Public Works Program Manager, presented a video of traffic at McKinley Street and Promenade Avenue to illustrate the traffic safety concerns of unsafe driving due to the congestion. He discussed the back up traffic at intersections from McKinley Street and Griffin Way.

Mayor Spiegel inquired about the overpass and backup on the freeway. Mr. Ralls responded by stating that there are overpass off-ramps for backups.

Council Member Scott commented on the design for this project which was presented in 2007.

Vice Mayor Montanez inquired about the height and the highest point of the train. He also inquired about the highest point on Sampson Street. Mr. Nelson responded that it's the concept for now.

Council Member Scott addressed the impact to sales tax of local businesses such as Carl's Jr. Restaurant, Chucky-E-Cheese and the Food-4-Less that were discussed in the presentation.

Vice Mayor Montanez inquired about impacts to local businesses in the area. Ryan Cortez, Economic Development Coordinator, responded that all surrounding Businesses were taken into consideration for sales tax. He

noted 70 businesses were addressed of which 66 will be sales tax producing businesses.

Mayor Spiegel inquired about business involvement in this project. Mr. Nelson responded that the businesses are very much involved with the project. Mayor Spiegel expressed her concern on the cost effectiveness for project. Mr. Nelson responded that it would be best to save businesses as possible for this project.

Council Member Haley inquired on the impact of traffic and what it would cause to those wanting to get into restaurants such as Carl's Jr. or Taco Bell. He commented on the signage for Outback Steakhouse for advertisement and visibility.

Bradley Pierce, Attorney from Fullerton, representing property owners impacted by the project addressed the Council in opposition of McKinley Grade Separation Project. He suggested Council consider additional costs for this project and the impacts it may have.

Kevin Emanaker, representing Alvord Unified School District, addressed the Council on safety concerns pertaining to the McKinley Grade Separation Project. He stated that some of his students were impacted by the fatalities at this intersection. He is in support of the project moving forward.

Charles Chruzul, Senior Property Manager, addressed the Council, recommended the elevating of McKinley St and Sampson Ave. He stated that he is in strong support of this project and would like more studies done with workshops. He is willing to work with the City on any improvements for the success of the City on the McKinley Grade Separation Project.

Fred Bush, property owner on Sampson Ave, addressed the Council on McKinley Grade Separation Project and stated his concern on access to his business. He relies on the steady flow of traffic for access to his business and suggested the grade separation be over the railroad and not over the road.

Wahid Karas, owner of Popeye's Chicken, addressed the Council on the McKinley Grade Separation Project and discussed the impacts to his business. He stated that he will do everything in his power to stay in

business and suggested track over the road.

Irina Vassilian, owner of Quickies Quality Car Wash, addressed the Council and said she spoke to Burlington Northern Santa Fe (BNSF) representatives and they were not invited to meeting. She expressed her concerns on the out of budget cost and how the bridge would take away visibility and accessibility to their business.

Alan Agan, son of the owners of Auto Repair Shops, addressed the Council with his concerns regarding the proposed project. He stated that the first meeting there was mention of a Request for Proposal (RFP) for more proposals and nearly a year later there has not been any design proposals. He stated that BNSF has money to help with project and suggested that maybe in response start asking them for funds even if they say no.

Chris Vassilian, Senior in High School and son of owners of Quickies Car Wash, addressed the Council on the impact this project will have on his parents business. He expressed his opposition to the project which has made him reconsider taking over his parents business. He suggested rail over road for this project. He asked to look beyond the bias presentation that city has shown.

David Vassilian, owner of Quicke's Car Wash, addressed the Council in opposition to the proposed project & discussed the impacts it would have on his business. He stated road over tracks would cause his business to close. He expressed his concerns on who would make up the difference on the costs for this project. He mentioned that at the meeting on June 28, 2017 it was voted for alternative options. He stated that he called BNSF and spoke with Tierra Adams and they would be willing to work with City Staff and answer questions on this project.

Rick Freiss, Attorney for Carlos Padilla and Family, addressed the Council on the two properties that would dramatically and drastically be impacted by the project. He stated that it's great that the City can get funds but continues to be rushed; typically these projects are more elaborate and take time. He stated that businesses are going to go out of business and that the constituents need to be taken care of. He suggested the City slow down this project and do the proper planning.

Rich Rogers, Chief Operating Officer of Transportation Concepts, addressed Council in support of this project. He expressed his concerns on the Corona Cruisers being on a maintained schedule.

Jeffrey Muller, Family Practitioner, addressed the Council and expressed his concerns with the traffic in the area for many years now. He stated that his patients have expressed these concerns to him. He stated that there will be less time for customers to be in businesses instead they will be in traffic. It is time for a solution.

Christi Hensch, employee of Monster Energy, addressed the Council with her concerns on safety issues. She stated that she has seen near potential accidents because drivers become so impatient. She suggested that she would like to see something done.

Linda Hoffman, Represents Monster Energy Company, addressed the Council in support because of safety issues, and her concerns because of the traffic problems on McKinley with the train.

Darryl Roth, commuter through City of Corona, addressed the Council in support on the traffic safety issues. He expressed public safety concerns for emergencies and first responders.

Wes Speakes, resident, addressed to the Council in opposition to the project. He stated he found a similar bridge known as the North Milliken Bridge in the City of Ontario and he stated this is similar to this project. He mentioned that the City hasn't progressed with this project, and it has to be looked into.

Edward Kim, Property Manager for Shopping Center corner of McKinley/Magnolia, addressed to the Council his concerns over safety issues on this project bridge over track. He stated the center he manages has 27 businesses. He discussed the impacts to the businesses if bridge is built.

Danilo Kim, son of the owner of Food-4-Less Shopping Center, addressed to the Council in opposition, and stated that the owners of the businesses were not contacted on this project. He expressed his frustration as to why they keep coming back and nothing is being done.

Steve Nolan, resident, addressed the Council in opposition of the project and noted that the project was not considered in 2007. He expressed his concerns with the project and discussed his frustrations with Dr.Chadari and KPC. He also noted that the Council will not be in office to see the project come to a completion.

Alysia Padilla-Vaccaro, resident, addressed the Council in opposition to the McKinley Grade Separation Project. She stated that 1986 her family pulled money to purchase property in Corona, and now City wants to condemn with just compensation and take away businesses. She is not in favor of rail over car but rather in favor of train over car. She also stated that CPI has not been notified of the separation.

Don Fuller, resident, addressed the Council and expressed to the Council that he would make this the least damaging as possible; He addressed to Mr. Nelson that the fatality chart is disingenuous. He stated that his research done on this chart were mostly suicides and not accidents.

Ahmed Redwan, Owner/Operator of Shell Gas, addressed the Council to express his concerns on the project. He discussed the impacts the project would have on his Business. He suggested other alternatives to save businesses and expressed that safety comes first. He stated that their businesses are underestimated.

Miguel Serna, employee with Quickies Quality Car Wash, addressed to the Council his concerns and discussed the impacts this project would have on multiple businesses. He stated that city would destroy the businesses and it would affect families financially. He stated that his job has helped him and his family. He expressed his growth at his job and would like to continue to promote.

Jenny Lumley, resident, addressed the Council her in opposition to project. She stated this project would be a concern to the value of her home and would be an eye-sore causing the possibility of losing businesses. She asked the Council to consider the train over the road.

Joe Morgan, resident, addressed the Council in opposition to project. He stated that money can buy support and the property and sales tax could be looked at because it's not a true economic loss. He noted that Council Member Scott wasn't in favor of rail over.

Alexis Stavropoulous, property Owner at 210 Dupont, addressed the Council on her concerns for her family potential financial loss and it would impact family and business owners.

Pete Nort, currently with the KPC Group which Offices are at The Summit, addressed the Council on behalf of KPC Group which is over 1000 employees. He stated that his business would be affected by the intersection and the need for this project to go forward.

Dallas Tuff, resident, addressed the Council and noted that she wanted Mr. Pete Nort to speak on her behalf. Mayor Spiegel requested Dallas Tuff that she speak on her time.

Bill Thomas, resident, addressed the Council and gave an overview on project and concerns on the safety. He stated that traffic is tremendously congested and noted that community would be thankful if city moved forward with project.

Keil Maberry, Principal Engineer, addressed the Council on his experience as it relates to the McKinley assessment. He stated that grade separations are known in many cities and how separations can improve congestion. He stated that his firm made an analysis that will benefit the city.

Brandon Barnett, Engineer with KWC Engineers, addressed the Council and expressed his concerns into the project to try and identify the positives and opportunities for growing businesses. He stated that a selling point would be bridge over road and signage would be positives for some of the businesses.

John Murphy, Attorney with Management Partner of Murphy and Edwards, addressed the Council on three points; he is in favor of project. He noted that a comment was made by speaker on this project being broken. however he disagrees. He stated that there will be plenty of further analysis. He stated point 2 on statues; eminent domain act, state acquisitions act, relocation act, and how these laws will prevent the very fears on accusation that no one will get compensated as mentioned and businesses are going to be destroyed.

BJ Swanner, Epic Land Solutions Inc. Consulting Firm, addressed the

Council on his concerns with realistic costs of right-a-way. He stated all items of compensation, project will be refined and only upon selection of alternatives and bid for construction. He stated that they looked at alternatives and estimated the process and he believe that the estimate presented was slightly low.

Mohammad Rauf, business owner in Corona, addressed the Council and expressed his concerns with having shut down one of his business as two of his businesses have closed. He stated that traffic is a concern.

Wanees Rodmwan addressed the Council on a few points pertaining to McKinley Grade Separation project. She stated that the issue hasn't been investigated and this project seems to be more of a financial benefit. She suggested the city to take time to do the due diligence and look more into the project.

Chris McCoy, resident, addressed the Council on "GIGO" known as garbage in garbage out. He stated that the city is not at a point to be making any decisions and he noted the estimates were inaccurate.

Jeff Nelson, resident, addressed the Council that at the last study session a consultant discussed car over the train would cost 85 million and stated that in 2007 a similar number was given but it was going to cost eighty-seven thousand dollars. He stated his concern is in obtaining more concrete information.

Valentine Sandoval, employee for Monster, addressed the Council on concerns with traffic problems. He stated that there is saturation with cars and there should be a solution. He stated he is moving to South Orange County because of the train and traffic issues.

Vmair Rauf, son to Business Owner, addressed the Council and expressed that two of their businesses have been shut down. He stated that by constructing a bridge above his business would take away from his family and his future. He noted that by taking away his father's job and businesses they would be taking away from their future.

Christina Vielon, employed by Popeye's Chicken, addressed the Council regarding the concern for public safety. She suggested alternative options be researched.



Tom Richins, resident, addressed the Council in opposition of project. He stated that this project would be a mistake, if approved.

Michael Choo addressed the Council in full support of the project. He stated he doesn't work for KPC and expressed his experience with the traffic on McKinkley.

Suzanne Richards, Chief Executive Officer of Orange County Global, addressed the Council on the importance of being a business owner. She stated that her business is one of the closest medical centers that sees patients with major emergencies. She expressed concerns to the Council that the health and welfare of citizens should come first. She stated that it is a hard decision to make but council should make the best decision.

Peter Barowoff, addressed the Council and stated that they will not re-sign a lease in town due to traffic issues. He suggested to the Council that city has to do something if they want their city to prosper.

Vanessa Amos, employee at Monster Energy, addressed the Council and stated that she's a single mother of two children and her concern is traffic as it affects both her and her children. She expressed her support for building a bridge.

Michele Wentworth, resident, addressed the Council and shared that she knows what the traffic is like in Corona. She stated that there is a solution to traffic. She suggested rail over road and more time should be invested to find better options and solutions.

John Petty, addressed the Council and stated that he will present a petition signed by 200 Monster employees. He stated that most employees are being affected. He stated that it is imperative that they find a solution to this problem. He noted that this project is at the front end of the process and thanked the State of California for 84 million dollars that wasn't expected. He expressed that building the bridge would solve the problem.

Mayor Spiegel expressed the reason the project wasn't happening was due to the challenges. She asked City Manager Talbert to provide input on the project. Mr. Talbert asked Council if they wanted to proceed or continue sharing more information. City Manager Talbert stated that if

Council agreed to this project, they would spend six to nine million dollars.

Mayor Spiegel asked Mr. Nelson who he spoke with at BNSF and asked why were they they invited to study session.

Vice Mayor Montanez thanked Dennis Ralls for putting the video traffic presentation together. Vice Mayor Montanez asked Mr. Nelson when this project initially went to council. Mr. Nelson stated in 2007. Vice Mayor Montanez asked Mr. Nelson how long this project would take if bridge built.

Council Member Haley thanked a Corona resident for moving into City and was glad to hear the citizen had done his research about the city. He suggested continuing to work together and seek solutions while focusing on facts rather than feelings. He stated that if the bridge was built, it would be part of progress and growth. Council Member Haley invited the resident to contact him for further discussion.

Council Member Scott thanked everyone for coming to the study session. He suggested getting community and businesses involved in the project and to come back and further discuss the topic. He stated that money cannot come out of General Budget as the city is going through financial hardships.

Mayor Spiegel expressed the importance of informing residents and keeping them updated on project. She stated that Council does care and they need to look at how everything will be impacted.

Vice Mayor Montanez requested more research be conducted on this to bring back for discussion.

Council Member Haley seconds the recommendation.

Mayor Spiegel suggested everyone come back for discussion before a decision is made.

Mr. Talbert stated that there were plenty of invites to businesses and home owners to attend the study session.

accepted

Aye: 4 - Spiegel, Montanez, Scott and Haley

### 3. Public Comments

Joe Morgan addressed the Council regarding the city not involving the public for the meetings public process. He expressed that public meetings are intended to get across what Council wants. He has seen minds changed and discussions after he has attended many city meetings. He expressed his frustration to Council on their voting process.

Tom Richins addressed the Council on the subject of Legacies and expressed his concerns on the decisions made for the citizens by the Council on city projects.

Danilo Kim addressed the Council regarding the city not walking the walk and talking the talk. He stated that Council is turning things around as though the community is a threat.

### 4. Adjournment

Mayor Spiegel adjourned the meeting at 7:16 p.m.