

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Wednesday, August 5, 2020

6:30 PM

Open Session Council Chambers 6:30PM

## 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**

*Jim Steiner, Mayor*  
*Jacque Casillas, Vice Mayor*  
*Yolanda Carrillo, Council Member*  
*Jason Scott, Council Member*  
*Wes Speake, Council Member*

\*\* Revised Agenda on August 4, 2020 at 10:00 a.m.

- There were revisions to Items 11, 12, and 17 under Fiscal Impact section, removed the statement regarding department budget including grant.
- There were revisions to Item 36 under Recommended Action "e" to include the contract amendment for Utilquest, Analysis and Fiscal Impact sections were updated to include the contract amendment, and the contract amendment for Utilquest was attached. \*\*

## INVOCATION

None.

## PLEDGE OF ALLEGIANCE - Jared Hernandez

The Pledge of Allegiance was led by Jared Hernandez.

Rollcall

**Present:** 5 - Jim Steiner, Jacque Casillas, Yolanda Carrillo, Jason Scott, and Wes Speake

## CONVENE OPEN SESSION

Mayor Steiner called the meeting to order at 6:32 p.m.

## PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

None.

## MEETING MINUTES

**A motion was made by Council Member Carrillo, seconded by Council Member Scott, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

1. 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 July 15, 2020.  
**These Minutes were approved.**
2. 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 July 20, 2020.  
**These Minutes were approved.**
3. 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 July 22, 2020.

**These Minutes were approved.**

4. 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 July 29, 2020.

**These Minutes were approved.**

## **CONSENT CALENDAR**

A motion was made by Vice Mayor Casillas, seconded by Council Member Speake, that this Consent Calendar be approved, with the exception of Items 6, 7, 9, 10, 12 and 18, which were voted on separately. The motion carried by the following vote:

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **AGREEMENTS**

5. City Council consideration of an Improvement Agreement and Security Substitution for Parcel Map (PM) 37565 - Corona Regional Medical Center, LLC.

**This Agreement was approved.**

## **BIDS & PURCHASES**

6. City Council and Corona Utility Authority consideration of awarding the Request for Proposal, RFP No. 20-059HC, for preparation of a Potable Water Master Plan Update and Program Environmental Impact Report (PEIR), Project No. 2020-05.

Council Member Speake had inquiries about the proposed item. Tom Koper, Acting Public Works Director, and Jacob Ellis, City Manager, provided clarification.

**A motion was made by Council Member Speake, seconded by Vice Mayor Casillas, that this Bid & Purchase be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

7. City Council Corona Utility Authority consideration of the following items for Chemical and Bacteriological Laboratory Analysis by Eurofins Eaton Analytical: Fiscal Year 2020 change order and a Second Amendment to the Professional Services Agreement.

Vice Mayor Casillas had inquiries on the proposed item and Tom Moody, General Manager, provided clarification.

**A motion was made by Vice Mayor Casillas, seconded by Council Member Scott, that this Bid & Purchase be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **BUDGETARY**

8. City Council consideration of Reducing Public Improvements Securities associated with Tract Maps (TMs) 36541-1, 36541-2, and 36541 (Final) - Ryland Homes of California, Inc., a Delaware Corporation.

**This Budgetary was approved.**

## **CODE REVIEW**

9. City Council consideration of the 2020 biennial review of the City's Conflict of Interest Code.

Vice Mayor Casillas had inquiries and Jacob Ellis, City Manager, provided clarification.

**A motion was made by Vice Mayor Casillas, seconded by Council Member Scott, that this Code Review be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **EXTENSIONS OF TIME**

10. City Council consideration of an extension of time for Tentative Tract Map (TTM) 36701, located south of Green River Road and west of Paseo Grande - MVV, L.P., a California Limited Partnership.

Council Member Speake and Mayor Steiner had inquiries and Tom Koper, Acting Public Works Director, provided clarification.

The following residents addressed the Council to express concerns with the proposed item: Joe Morgan and John Donaldson.

**A motion was made by Council Member Speake, seconded by Council Member Carrillo, that this Extension of Time to be continued to the meeting of September 2, 2020. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **GRANTS**

11. City Council consideration of accepting and appropriating \$119,000 from the State of California Office of Traffic Safety for the 2020-2021 Selective Traffic Enforcement Program Federal Award.

**This Grant was approved.**

12. City Council consideration of accepting and appropriating \$24,800 from the State of California Office of Traffic Safety for the 2020-2021 Traffic Records Improvement Project.

Council Member Scott had inquiries and George Johnstone, Chief of Police, provided clarification.

**A motion was made by Council Member Scott, seconded by Mayor Steiner, that this Grant be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **RELEASE OF SECURITIES**

13. City Council consideration of releasing the Precise Grading and Erosion Control Securities associated with 4140 Temescal Canyon Road - Dos Lagos Office, LLC, a California Limited Liability Company.

**This Release of Security was approved.**

## **REPORTS**

14. City Council to receive and file Personnel Report.

**This Report was received and filed.**

## **RESOLUTIONS**

15. City Council consideration of Resolution No. 2020-099, approving the City of Corona's Debt Policy and Procedures and repealing Resolution No. 2015-071.

**This Resolution was adopted.**

16. City Council consideration of Resolution No. 2020-111, approve and adopt State Permanent Local Housing Allocation (PLHA) Five-Year Plan, and repeal Resolution No. 2020-081, Motel Voucher Emergency Shelter Program, and Potential Grant Opportunities.

**This Resolution was adopted.**

17. City Council consideration to adopt Resolution No. 2020-101 to accept and appropriate \$51,011 from the State of California Department of Alcoholic Beverage Control (ABC) 2020-2021 Alcohol Policing Partnership (APP) Program.

**This Resolution was adopted.**

18. City Council and Corona Utility Authority consideration of Resolution No.

2020-112, establishing construction charges to cover the proportionate share of constructing the sewer lines and appurtenances necessary to connect certain private property located on Galloway Lane to the City's public sewerage system.

**This Resolution was adopted.**

Council Member Speake had inquiries and Tom Koper, Acting Public Works Director, provided clarification.

**A motion was made by Council Member Speake, seconded by Council Member Carrillo, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **COMMUNICATIONS FROM THE PUBLIC**

Linda Dudra, resident, addressed the Council with concerns regarding issues in her neighborhood.

Tom Richins, resident, addressed the Council to announce his candidacy and provide comments regarding the upcoming election.

Rory Connell, resident, addressed the Council regarding the upcoming election and the recent Press Release.

Matt Woody, resident, addressed the Council to commend them on their vote for Agenda Item 10, he thanked Council Member Carrillo for her service, he spoke on the upcoming election, and the recent Press Release.

Joe Morgan, resident, addressed the Council regarding the recent Press Release and the need for audits.

## **PUBLIC HEARINGS**

19. Public Hearing for City Council consideration of Resolution No. 2020-102, calling a special election and Resolution No. 2020-103, declaring the results of the special election for Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed (Annexation No. 16).

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, confirmed she had proof of publication and mailing of the notice of the public hearing. She confirmed that she had not received any written protests. Ms. Edwards stated there are no registered voters within the area to be annexed to the CFD, and the owners of all property proposed to be annexed to the CFD agreed to hold a special election on August 5, 2020. Ms. Edwards also agreed to hold a special election on August 5, 2020.

Mayor Steiner closed the Public Hearing. Ms. Edwards confirmed she received one ballot and all votes cast are in favor of levying the special taxes.

**A motion was made by Council Member Speake, seconded by Council Member Scott, that Resolution No. 2020-102 be adopted. A motion was made by Council Member Scott, seconded by Vice Mayor Casillas, that Resolution No. 2020-103 be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 20.** Public Hearing for City Council consideration of Resolution No. 2020-104, calling a special election and Resolution No. 2020-105, declaring the results of the special election for Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed (Annexation No. 17).

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, confirmed she had proof of publication and mailing of the notice of the public hearing. She confirmed that she had not received any written protests. Ms. Edwards stated there are no registered voters within the area to be annexed to the CFD, and the owners of all property proposed to be annexed to the CFD agreed to hold a special election on August 5, 2020. Ms. Edwards also agreed to hold a special election on August 5, 2020. Mayor Steiner closed the Public Hearing. Ms. Edwards confirmed she received one ballot and all votes cast are in favor of levying the special taxes.

**A motion was made by Council Member Speake, seconded by Vice Mayor Casillas, that Resolution No. 2020-104 be adopted. A motion was made by Council Member Carrillo, seconded by Vice Mayor Casillas, that Resolution No. 2020-105 be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 21.** Public Hearing for City Council consideration of Resolution No. 2020-106, confirming the diagram and assessment for Lighting Maintenance District No. 84-1 for Fiscal Year 2021.

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner closed the Public Hearing.

**A motion was made by Council Member Scott, seconded by Council Member Carrillo, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 22.** Public Hearing for City Council consideration of Resolution No. 2020-107,

confirming the diagram and assessment for Lighting Maintenance District No. 2003-1 for Fiscal Year 2021.

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner closed the Public Hearing.

**A motion was made by Council Member Carrillo, seconded by Vice Mayor Casillas, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 23.** Public Hearing for City Council consideration of Resolution No. 2020-108, confirming the diagram and assessment within Zone 6 of the Landscape Maintenance District No. 84-2 for Fiscal Year 2021.

Vice Mayor Casillas recused herself from the proposed item. She left the Council Chambers at 7:21 p.m. and returned at 7:22 p.m. Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner closed the Public Hearing.

**Vice Mayor recused herself from the proposed item due to proximity of her residence. A motion was made by Council Member Carrillo, seconded by Council Member Speake, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 4 - Steiner, Carrillo, Scott, and Speake

**Recused:** 1 - Casillas

- 24.** Public Hearing for City Council consideration of Resolution No. 2020-109, confirming the diagram and assessment within Zone 19 of the Landscape Maintenance District No. 84-2 for Fiscal Year 2021.

Council Member Carrillo and Council Member Speake recused themselves from the proposed item. They left the Council Chambers at 7:22 p.m. and returned at 7:23 p.m. Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner closed the Public Hearing.

**Council Member Carrillo and Council Member Speake recused themselves from the proposed item due to proximity of their residences. A motion was made by Council Member Scott, seconded by Vice Mayor Casillas, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Steiner, Casillas, and Scott

**Recused:** 2 - Carrillo, and Speake

- 25.** Public Hearing for City Council consideration of Resolution No. 2020-110, confirming the diagram and assessment within Zones 1, 2, 4, 7, 10, 14, 15,



17, 18, and 20 of the Landscape Maintenance District No. 84-2 for Fiscal Year 2021.

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner closed the Public Hearing.

**A motion was made by Council Member Scott, seconded by Council Member Speake, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 26.** Public Hearing for City Council consideration of Resolution No. 2020-089, ordering the vacation of a portion of the public right-of-way fronting 210 Radio Road, south of the 91-freeway and north of the existing terminus of Radio Road.

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Steiner continued the Public Hearing to September 2, 2020.

**A motion was made by Council Member Speake, seconded by Council Member Scott, that this Public Hearing be continued to the meeting of September 2, 2020. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

## **LEGISLATIVE MATTERS**

None.

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

### **A) Planning & Housing Commission**

- 27.** City Council consideration of Precise Plan 2019-0008, for the review of the development of the Bedford Marketplace consisting of 134,378 square feet of commercial/retail building area and a 135-room hotel on approximately 21.7 acres within the General Commercial designation of the Arantine Hills Specific Plan (SP09-001) located on the west side of Interstate 15 and south of Eagle Glen Parkway. (Applicant: Glen Powles, Bedford Market Place, LLC)

**This Planning & Housing Commission Report was received and filed.**

- 28.** City Council consideration of Parcel Map (PM) 37788, a Parcel Map application to subdivide 17.85 acres into five numbered lots for commercial purposes and four lettered lots for open space located on the

west side of Interstate 15 and south of Eagle Glen Parkway in the General Commercial and Open Space designations of the Arantine Hills Specific Plan. (Applicant: Glen Powles, Bedford Market Place LLC.)

**A motion was made by Council Member Scott, seconded by Council Member Speake, that this Planning & Housing Commission Report be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 29.** City Council consideration of PM 37747, a Parcel Map (PM) application to subdivide 4.49 acres into four numbered lots for commercial purposes and two lettered lots for street dedication purposes located on the north side of Parkridge Avenue, west of Main Street in the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC.)

**A motion was made by Council Member Scott, seconded by Vice Mayor Casillas, that this Planning & Housing Commission Report be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

- 30.** City Council consideration of CUP2019-0006, a Conditional Use Permit (CUP) application to establish a 3,596 square foot self-serve carwash for Quick Quack on 0.98 acres located on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC.)

Joe Morgan, resident, addressed the Council regarding the proposed item.

**This Planning & Housing Commission Report was received and filed.**

- 31.** City Council consideration of CUP2019-0007, a Conditional Use Permit (CUP) application, to construct a 3,761 square foot restaurant with drive-through service for Raising Cane's proposed on 1.29 acres located on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC.)

**This Planning & Housing Commission Report was received and filed.**

- 32.** City Council consideration of CUP2019-0008, a Conditional Use Permit (CUP) application, to construct a 2,650 square foot restaurant with drive-through service within a proposed 5,182 square foot multi-tenant commercial building on 1.11 acres located on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC.)

**This Planning & Housing Commission Report was received and filed.**

## B) Parks &amp; Recreation Commission

None.

## C) Infrastructure Committee

None.

## D) Finance, Legislation &amp; Economic Development Committee

None.

## E) Public Services Committee

None.

## F) Regional Meetings

**33.** Update from Mayor Jim Steiner on the Riverside Transit Agency (RTA) Meeting of July 23, 2020.

Mayor Steiner provided an update on Riverside Transit Agency Meeting of July 23, 2020.

**34.** Update from Council Member Wes Speake on the Western Riverside County Projects Committee Meeting of July 27, 2020.

Council Member Speake provided an update on the Western Riverside County Projects Committee Meeting of July 27, 2020.

## **ADMINISTRATIVE REPORTS**

**35.** Budget Update for June 2020.

Kim Sitton, Acting Administrative Services Director, provided an update on the budget.

The Council had inquiries and Ms. Sitton provided clarification.

The following residents addressed the Council to express concerns with the proposed item: Joe Morgan and Tom Richins.

Jacob Ellis, City Manager, and Ms. Sitton, addressed comments made by the public.

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

**36.** City Council/Corona Housing Authority/Corona Utility Authority/Corona Public Financing Authority consideration to receive and file the Adopted

Budget for Fiscal Year 2021, receive and file the Adopted Capital Improvement Plan for Fiscal Year 2021 to Fiscal Year 2025, approve Fiscal Year 2021 budget amendments, and approve purchase order increase for UtiliQuest LLC for Fiscal Years 2020 and 2021

**A motion was made by Council Member Carrillo, seconded by Council Member Scott, that this Administrative Report be approved. The motion carried by the following vote:**

**Aye:** 5 - Steiner, Casillas, Carrillo, Scott, and Speake

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

None.

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

None.

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

Council Member Scott commended the Library and Recreation Services Department on receiving the Five Snaps Award and he thanked the City Clerk's Office for indexing the Council Meeting videos. He mentioned his meeting with Jessica Gonzalez, Economic Development Director.

Council Member Speake he commented on the National League of Cities upcoming meeting. He mentioned SB474 and what that bill would mean.

Vice Mayor Casillas thanked all the volunteers of the Food Drive event and she commended the Riverside County Supervisors on their vote to declare racism a public health crisis.

## **ADJOURNMENT**

Mayor Steiner adjourned the meeting in honor of Pfc. Bryan J. Baltierra at 8:11 p.m. The next scheduled meeting of the Council is August 19, 2020.