



City of Corona  
City Council Minutes

Wednesday, September 17, 2025, 6:00 p.m.  
Closed Session- Council Board Room

Council Present: Jim Steiner, Jacque Casillas, Tom Richins, Wes Speake

Council Absent: Tony Daddario

**1. CONVENE CLOSED SESSION**

Closed Session Convened at 4:00 p.m. for the purposes listed below. Present were Mayor Steiner, Vice Mayor Casillas, Council Member Richins, and Council Member Speake. Council Member Daddario was absent. Closed Session adjourned at 4:45 p.m.

**1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 500 Corona Mall, 117-143-037  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: Main Barbershop, LLC  
Under Negotiation: Price and Terms of Payment

**1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 405 S. Corona Mall – 117-151-002, 518 S. Main Street – 117-143-040, 474 and 475 Corona Mall – 117-151-020, 425 Corona Mall - 117-151-019  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: All American Karate, Corona Antique Gallery, Victor’s Studio Tailor Shop, Gainz Fitness, Islamic Society  
Under Negotiation: Price and Terms of Payment

**1.3 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Pursuant to Government Code Section 54956.9(d)(2)  
Significant exposure to litigation: (1 or more cases)

**1.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9(d)(1)  
Name of Case: City of Corona v. Royal Ridge Investment Inc., et al.  
Case Number: Riverside Superior Court Case No. RIC 2003117

**2. INVOCATION**

The Invocation was led by Elijah Coombes.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Elijah Combes.

**4. CONVENE OPEN SESSION**

Mayor Steiner called the meeting to order at 6:03 p.m.

**5. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**5.1 COMMENDATION: GARRETSON HEROES**

Ivan Armes, Roberto Hernandez, and Margarita Sorto accepted the commendations.

**5.2 PROCLAMATION: "NATIONAL POW/MIA RECOGNITION DAY"**

Joe Dominguez, American Legion Post 741 accepted the Proclamation.

**5.3 RECOGNITION: SANTIAGO HIGH SCHOOL GIRLS TRACK TEAM**

Santiago High School Girls Track Team and their coach accepted their recognitions.

**5.4 PRESENTATION: NORTHWEST MOSQUITO & VECTOR CONTROL DISTRICT UPDATE**

Nancy Jimenez-Hernandez, Northwest Mosquito Control Board Vice President City of Corona, provided an update. Eric Ballejos, Public Information and Technology Officer, provided clarification.

**6. CONSENT CALENDAR**

**Moved by:** Wes Speake

**Seconded by:** Tom Richins

That the City Council approve the Consent Calendar.

Aye (4): Jim Steiner, Jacque Casillas, Tom Richins, and Wes Speake

Absent (1): Tony Daddario

**Motion APPROVED (4 to 0)**

**6.1 MINUTES - CITY COUNCIL MEETING SEPTEMBER 3, 2025**

THE MEETING MINUTES WERE APPROVED.

**6.2 CITY COUNCIL ADOPTION OF ORDINANCE NO. 3420, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA**

THIS ORDINANCE WAS ADOPTED.

**6.3 GRANT FUNDING FROM THE CALIFORNIA STATE LIBRARY IN THE AMOUNT OF \$15,840 FOR THE ZIP BOOKS PROJECT**

THIS ITEM WAS APPROVED.

That the City Council:

DRAFT

- a. Accept grant funding in the amount of \$15,840 from the California State Library for the Corona Public Library’s Zip Books grant project through the California Library Services Act funds.
- b. Authorize an appropriation and estimated revenue increase in the amount of \$15,840 to the Community Services Department’s operating budget in the Library - Other Grants Fund 415.
- c. Authorize the City Manager, or his designee, to amend the budget accordingly if the California State Library distributes additional funds to Zip Book grant participants.

**6.4 RESOLUTION CERTIFYING THE RESULTS OF AN ELECTION AND ADDING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2016-1 (PUBLIC SERVICES) OF THE CITY OF CORONA (ANNEXATION NO. 27)**

THIS ITEM WAS APPROVED.

That the City Council adopt Resolution No. 2025-098, certifying the results of an election and adding territory to Community Facilities District No. 2016-1 (Public Services) of the City of Corona (Annexation No. 27).

**6.5 MEMORANDUM OF UNDERSTANDING FOR REIMBURSING OFF-DUTY PERSONNEL AND EQUIPMENT AT SPECIAL EVENTS FOR CORONA NORCO UNIFIED SCHOOL DISTRICT**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Authorize the City Manager, or their designee, to approve the Memorandum of Understanding regarding the reimbursement of off-duty personnel and equipment at special events between the City of Corona Police Department and the Corona-Norco Unified School District, effective July 2, 2025, through July 1, 2026.
- b. Authorize the Police Department to provide off-duty police personnel to assist with security, public safety, traffic control, and crowd management services at district special events, subject to departmental availability and operational needs.
- c. Authorize the Police Chief or designee to review and approve individual requests for services based on departmental capacity and operational requirements, with no obligation to fulfill requests that would create undue hardship or material impact regular public safety services within the City’s jurisdiction.
- d. Implement the mutual indemnification provisions outlined in Section 6 of the agreement.

**6.6 RESOLUTION APPROVING THE 2024 POWER SOURCE DISCLOSURE PROGRAM ANNUAL REPORT**

THIS RESOLUTION WAS ADOPTED.

That the City Council adopt Resolution No. 2025-097, approving and attesting to the accuracy of the 2024 Power Source Disclosure Program Annual Report to the California Energy Commission for the year ending December 31, 2024.

**6.7 FISCAL YEAR 2025 YEAR-END BUDGETARY ADJUSTMENTS**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Authorize a total appropriation in the amount of \$8,000 (\$5,000 in the CFD 97-1 Landscape Maintenance Fund 248 and \$3,000 in the LMD 84-2 Zone 6 Fund 457) to address year-end shortfalls resulting from increased water and recycled water expenditures.
  
- b. Authorize an appropriation in the amount of \$2,480,000 from the Workers' Compensation Fund 683 to the Legal and Risk Management Department's operating budget to adjust for an accounting entry related to the updated value of projected claims.

**7. COMMUNICATIONS FROM THE PUBLIC**

Chris McCoy, resident, addressed the Council and expressed concerns about pulled agenda items and the cost of fees.

Don Fuller, resident, addressed the Council to acknowledge the no kings protest.

Maddie Paxton, resident, addressed the Council to announce the Trauma Intervention Program.

Victoria Pacheco, GRID Alternatives Inland Empire, addressed the Council to announce Grant funding for Solar instillation to Corona residents.

Joe Morgan, resident, addressed the Council to express concerns with the McKinley Grade Separation and Downtown Revitalization.

**8. PUBLIC HEARINGS**

**8.1 PUBLIC HEARING AND ELECTION FOR ANNEXATION NO. 42 INTO COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)**

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 September 17, 2025. Ms. Edwards also agreed to hold a special election on September 17, 2025. Mayor Richins closed the Public Hearing. Ms. Edwards confirmed she received one ballot and all votes cast are in favor of levying the special taxes.

**Moved by:** Jacque Casillas

**Seconded by:** Jim Steiner

That the City Council adopt Resolution No. 2025-095, calling a special election and submitting to the qualified electors of the territory proposed to be annexed to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona the question of levying special taxes within the territory proposed to be annexed (Annexation No. 42).

Aye (4): Jim Steiner, Jacque Casillas, Tom Richins, and Wes Speake

Absent (1): Tony Daddario

**MotionAPPROVED (4 to 0)**

**Moved by:** Jacque Casillas

**Seconded by:** Jim Steiner

That the City Council adopt Resolution No. 2025-096, 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 to said Community Facilities District to pay the costs of certain services to be provided by the Community Facilities District, determining that the territory proposed to be annexed is added to and part of said Community Facilities District with full legal effect (Annexation No. 42).

Aye (4): Jim Steiner, Jacque Casillas, Tom Richins, and Wes Speake

Absent (1): Tony Daddario

**MotionAPPROVED (4 to 0)**

**8.2 AFFORDABLE HOUSING DENSITY BONUS 2024-0001 FOR 57 RESIDENTIAL CONDOMINIUMS CONSISTING OF THREE AFFORDABLE HOUSING UNITS, LOCATED AT 1717 VIA DEL RIO IN THE R-3 MULTIPLE FAMILY RESIDENTIAL ZONE (APPLICANT: MERITAGE HOMES OF CALIFORNIA, INC.)**

The following residents address the Council and expressed their concerns with the proposed item: Chris McCoy, Maddie Paxton, Joe Morgan, Ray Haul, and Dan Watson.

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

The Council unanimously voted for items 8.2-8.4 to be continued to the October 1, 2025 Council meeting.

**Moved by:** Tom Richins

**Seconded by:** Wes Speake

That the City Council:

- a. Approve the Affordable Housing Density Bonus Agreement 2024-0001 as recommended by the Planning and Housing Commission.

- b. Authorize the City Manager, or their designee, to execute the Affordable Housing Density Bonus Agreement between the City of Corona and Meritage Homes of California, Inc.
  
- c. Notwithstanding Corona Municipal Code Section 17.87.090, direct the Affordable Housing Density Bonus Agreement to be recorded in the Official Records of the County of Riverside before the recordation of Tentative Tract Map 38934.

**8.3 TENTATIVE TRACT MAP 38934 TO SUBDIVIDE 2.86 ACRES FOR RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 1717 VIA DEL RIO IN THE R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE (APPLICANT: MERITAGE HOMES OF CALIFORNIA, INC.)**

This item is to be continued to the October 1, 2025 Council meeting.

That the City Council approve Tentative Tract Map 38934 based on the findings and conditions of approval as recommended by the Planning and Housing Commission.

**8.4 CONDITIONAL USE PERMIT 2024-0003 TO ESTABLISH 57 TOWNHOUSE CONDOMINIUM UNITS ON 2.86 ACRES, LOCATED AT 1717 VIA DEL RIO IN THE R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE (APPLICANT: MERITAGE HOMES OF CALIFORNIA, INC.)**

This item is to be continued to the October 1, 2025 Council meeting.

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2024-0003, based on the finding contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

**9. ADMINISTRATIVE REPORTS**

**9.1 REQUEST BY COUNCIL MEMBER RICHINS TO DISCUSS SAVE THE CORONA CLOCK**

Joel Belding, Economic Development Director, provided a report.

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

Chris McCoy, resident, addressed the Council to provide comments and express his support with the proposed item.

The Council provided comments and had inquiries. Mr. Belding provided clarification.

The Council unanimously agreed to receive and file this report.

**9.2 CONSIDER ADOPTION OF RESOLUTIONS AND OTHER OFFICIAL ACTIONS AUTHORIZING THE ISSUANCE OF THE CORONA UTILITY AUTHORITY 2025 WATER REVENUE BONDS AND 2025 WASTEWATER REVENUE BONDS**

Kim Sitton, Finance Director, provided a report.

**Moved by:** Wes Speake

**Seconded by:** Jacque Casillas

That the Corona Utility Authority Board of Directors:

- a. Adopt Resolution No. 2025-001 authorizing the issuance of the Corona Utility Authority 2025 Water Revenue Bonds in the aggregate principal amount of not to exceed \$45,000,000 in connection with the financing of certain improvements to the water enterprise of the Corona Utility Authority, authorizing and directing execution of an Indenture of Trust, authorizing the sale of the Bonds, approving a purchase contract and an official statement and authorizing official actions and execution of related documents.
- b. Adopt Resolution No. 2025-002 authorizing the issuance of the Corona Utility Authority 2025 Wastewater Revenue Bonds in the aggregate principal amount of not to exceed \$36,000,000 in connection with the financing and refinancing of certain improvements to the wastewater enterprise of the Corona Utility Authority, authorizing and directing execution of an Indenture of Trust and Escrow Deposit and Trust Agreement, authorizing the sale of the Bonds, approving a purchase contract and an official statement and authorizing official actions and execution of related documents.

Aye (4): Jim Steiner, Jacque Casillas, Tom Richins, and Wes Speake

Absent (1): Tony Daddario

**Motion APPROVED (4 to 0)**

**9.3 PARTNERSHIP WITH OC MARATHON LLC TO HOST THE CORONA 5000 ON MARCH 21, 2026**

Donna Finch, Community Services Director, Gary Kutscher, OC Marathon Race Director, Lisa Stollman, OC Marathon Director of Operations, and Gary Griffiths, Police Lieutenant, provided a report.

The Council provided comments in support of the proposed item and had inquiries. Mr. Griffiths provided clarification.

**Moved by:** Wes Speake  
**Seconded by:** Jacque Casillas

That the City Council:

- a. Approve the Memorandum of Understanding (MOU) with the OC Marathon, LLC., to coordinate and produce the inaugural Corona 5000 5K Road Race subject to compliance with all applicable provisions of the Corona Municipal Code, including but not limited to Chapter 12.32 (Special Events and Street Closures), and any other relevant local, county, or state regulations.
  
- b. Authorize the City Manager, or his designee, to execute all necessary agreements and permits with OC Marathon LLC.

Aye (4): Jim Steiner, Jacque Casillas, Tom Richins, and Wes Speake

Absent (1): Tony Daddario

**Motion APPROVED (4 to 0)**

**9.4 REQUEST FROM COUNCIL MEMBER SPEAKE TO EXPLORE CORDON PRICING FOR THE GREEN RIVER ROAD/FOOTHILL PARKWAY CORRIDOR TO DETER CUT THROUGH TRAFFIC**

THIS ITEM HAS BEEN PULLED FROM THE AGENDA.

That the City Council provide feedback and direction regarding procurement of a consultant to prepare a preliminary feasibility study to determine Green River Road/Foothill Parkway Cordon pricing's legal feasibility, constructability, pricing strategy, implementation costs, potential revenue, and possible partnerships with other agencies.

**10. LEGISLATIVE MATTERS**

None.

**11. REPORTS FROM BOARDS AND COMMISSIONS**

**11.1 Library Board of Trustees**

THIS REPORT WAS RECEIVED AND FILED.

- 11.1.a Maker Exchange - open-ended STEAM activities and DIY workshops for all ages! Starting September 2025
- 11.1.b Teen Financial Literacy Workshop
- 11.1.c Corona ReaderCon - A Kids & Teens Book Festival
- 11.1.d StoryWalk - Merging Literacy, Physical Activity, and Fun at Mountain Gate Park

**11.2 Planning & Housing Commission**

None.

**11.3 Parks & Recreation Commission**

THIS REPORT WAS RECEIVED AND FILED.

11.3.a HALLOWEEEKEND GHOST TOWN

11.3.b SANTANA SKATE PARK CLEANUP

Thursday, September 18, 2025

4:00pm - 6:00pm

**11.4 Regional Meetings**

11.4.a UPDATE FROM VICE MAYOR JACQUE CASILLAS ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG) GENERAL ASSEMBLY MEETING OF SEPTEMBER 8, 2025

Vice Mayor Casillas provided an update.

11.4.b UPDATE FROM VICE MAYOR JACQUE CASILLAS ON THE CAL CITIES RIVERSIDE COUNTY DIVISION GENERAL MEMBERSHIP MEETING OF SEPTEMBER 8, 2025

Vice Mayor Casillas provided an update.

11.4.c UPDATE FROM COUNCIL MEMBER TOM RICHINS ON THE RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY (RCHCA) MEETING OF SEPTEMBER 11, 2025

Council Member Richins provided an update.

11.4.d UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) TRANSPORTATION COMMITTEE MEETING OF SEPTEMBER 4 2025

Council Member Speake provided an update.

11.4.e UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION (RCTC) MEETING OF SEPTEMBER 10, 2025

Council Member Speake provided an update.

**12. CITY ATTORNEY'S REPORTS AND COMMENTS**

None.

**13. CITY MANAGER'S REPORTS AND COMMENTS**

None.

**14. CITY COUNCIL MEMBERS' REPORTS AND COMMENTS**

Council Member Speake acknowledged the passing of Kathy Right.

**15. FUTURE AGENDA ITEMS**

- 15.1 HISTORIC CIVIC CENTER OPERATIONS PLAN UPDATE (STAFF) OCTOBER 1, 2025**
- 15.2 ENTERTAINMENT ZONE (STAFF) OCTOBER 1, 2025**
- 15.3 OPERATOR AGREEMENT HUB (STAFF) OCTOBER 1, 2025**
- 15.4 TENANT ATTRACTION (STAFF) OCTOBER 1, 2025**
- 15.5 PENSION STABILIZATION TRUST BOARD (STAFF) OCTOBER 1, 2025**
- 15.6 EL CERRITO PICKLEBALL OPTIONS (STAFF) OCTOBER 15, 2025**
- 15.7 PENSION TRUST REPORT (STAFF) OCTOBER 15, 2025**
- 15.8 EXPLORE CMC ORDINANCE CHANGES TO SET TIME LIMITS FOR SPECIFIC TEMPORARY FENCING AND BOARDED UP WINDOWS (W. SPEAKE) OCTOBER 15, 2025**
- 15.9 CITY PARK FINAL DESIGN UPDATE (STAFF) TBD**
- 15.10 UPDATE OF CHAPTER 5.34 PEDDLERS AND SOLICITORS (W. SPEAKE) TBD**

**16. ADJOURNMENT**

The next scheduled meeting of the Council is on October 1, 2025. Mayor Steiner adjourned the meeting at 7:48 p.m. in honor of Kathy Right.