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City of Corona
City Council Minutes

Wednesday, October 1, 2025, 6:00 p.m.
Closed Session- Council Board Room

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

1. CONVENE CLOSED SESSION

Closed Session Convened at 4:45 p.m. for the purposes listed below. Present were Mayor Richins, Vice Mayor Steiner, Council Member Casillas, Council Member Daddario, and Council Member Speake. Closed Session adjourned at 5:31 p.m.

1.1 CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6
Agency Designated Representative: Jacob Ellis, City Manager
Employee Organization: Corona Utilities Employee Association

1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8
Agency Negotiator: Jacob Ellis, City Manager
Property: APN 117-143-018, 482 Corona Mall
Negotiating Parties: Mowbray and Mavis Hagan
Under Negotiation: Price & Terms of Payment

1.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8
Agency Negotiator: Jacob Ellis, City Manager
Property: APN 119-280-060, 365 North Main Street
Negotiating Parties: Corona Norco Unified School District
Under Negotiation: Price & Terms of Payment

2. INVOCATION - Elijah Coombes, Grace Baptist Church

The Invocation was led by Elijah Coombes.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Elijah Coombes.

4. CONVENE OPEN SESSION

Mayor Steiner called the meeting to order at 6:04 p.m.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

5.1 PROCLAMATION: CODE ENFORCEMENT OFFICER APPRECIATION WEEK

Rachel Bottka, Code Compliance Supervisor, and Code Compliance staff accepted the proclamation.

Joe Morgan, resident, addressed the Council to commend the Code Compliance department on their hard honest work.

5.2 PROCLAMATION: MANUFACTURING MONTH

Combustion Associates, Inc. accepted the proclamation.

5.3 PRESENTATION: YOUTH AGAINST HUMAN TRAFFICKING

The Youth Against Human Trafficking Board provided a presentation.

5.4 PRESENTATION: BREAST CANCER AWARENESS

Maddie Paxton, resident, provided a presentation.

5.5 PRESENTATION: UPDATE ON THE FORMATION OF A BUSINESSIMPROVEMENT DISTRICT (BID) AS PART OF THE DOWNTOWN REVITALIZATION PROJECTS

Aminah Mears, Assistant to the City Manager, provided a presentation.

6. CONSENT CALENDAR

The Consent Calendar was approved.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

MotionAPPROVED (5 to 0)

6.1 MINUTES - CITY COUNCIL MEETING SEPTEMBER 17, 2025

THE MEETING MINUTES WERE APPROVED.

6.2 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 JULY 2025

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

That the City Council receive and file the monthly fiscal report for July 2025.

6.3 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 JULY 2025

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

That the City Council receive and file the monthly investment portfolio report for July 2025.

6.4 ACCEPTANCE OF THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT PROGRAM FEDERAL GRANT AWARD

THIS ITEM WAS APPROVED.

That the City Council:

- a. Authorize the acceptance of the State of California Office of the Traffic Safety Selective Traffic Enforcement Program Federal Award Grant number PT26107 of \$160,000 for Local Law Enforcement Agencies.
- b. Appropriate \$160,000 of one-time money from the unappropriated General Fund Balance to the Police Department's operating budget to be reimbursed from the State of California Office of Traffic Safety and increase the General Fund estimated revenue by the same amount for the program award.
- c. Authorize the City Manager, or their designee, to execute any required grant documents that are in compliance with the City Council's actions hereunder.

6.5 PROFESSIONAL SERVICES AGREEMENT WITH CWE, A CALIFORNIA CORPORATION, FOR DESIGN AND CONSTRUCTION SUPPORT SERVICES FOR THE CORONA DRAIN LINE

THIS ITEM WAS APPROVED.

That the City Council:

- a. Award Request for Proposal No. 25-065AT to CWE, a California corporation, for design and construction support services for the Corona Drain Line 9A – Project, No. ST- 2024-03.
- b. Approve the Professional Services Agreement with CWE, a California corporation, for the Corona Drain Line 9A – Project, No. ST- 2024-03, in the amount of \$408,178, and waive any minor irregularities in the proposal.
- c. Authorize the City Manager, or his designee, to execute the Professional Services Agreement with CWE, a California corporation, in the amount of \$408,178, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized in Corona Municipal Code Section 3.08.070(I), which is equivalent to \$40,818 or 10%.

6.6 APPROVE AND ADOPT THE AMENDED CITY OF CORONA PUBLIC TRANSPORTATION AGENCY SAFETY PLAN

THIS ITEM WAS APPROVED.

6.7 PURCHASE OF A COMPACT TRACK LOADER

THIS ITEM WAS APPROVED.

That the City Council:

- a. Authorize the City Manager, or his designee, to issue a purchase order to Doosan Bobcat North America, Inc., in the amount of \$110,880.26 for the purchase of a Bobcat T770 T4 Compact Track Loader.

- b. Make a determination under Corona Municipal Code Section 3.08.140(C), that competitive bidding has been satisfied based upon reasons provided in the “Basis for determination of competitive bidding” section of this report.

- c. Authorize the City Manager, or his designee, to approve and execute any documents necessary to implement change orders up to the amount authorized by Corona Municipal Code Section 3.08.080 (I) which is equivalent to 10% or \$11,088.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct that the City Council take the above actions.

6.8 REQUEST TO MAINTAIN GROUP II-NONPROFIT FIELD RESERVATION STATUS FOR CORONA NATIONAL LITTLE LEAGUE THROUGH DECEMBER 31, 2025

THIS ITEM WAS APPROVED.

That the City Council:

- a. Approve Corona National Little League’s temporary eligibility to reserve City athletic fields as Group II - Resident Nonprofit through December 31, 2025, subject to applicable fees, pending their reinstatement of its 501(c)(3) status and restoration of its good standing with the California Franchise Tax Board.

- b. Provide retroactive approval of Corona National Little League’s designation as Group II – Resident Nonprofit for the Spring 2025 allocation season from January – June 2025.

7. COMMUNICATIONS FROM THE PUBLIC

Sylvia Edwards, City Clerk, stated there were ten written comments received from the public. The written comments will be maintained with the minutes.

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Council Member Richins provided comments and an apology to resident Joe Morgan.

Joe Morgan, resident, addressed the Council and expressed his concerns regarding a Council Member.

Ahsan Baseer, resident, addressed the Council and acknowledged Breast Cancer Awareness and invited the public to Open Mosque Day on October 19, 2025.

Maddy Paxton, resident, addressed the Council and acknowledged National Fire Pup Day on October 1st, 2025. She also announced K9 Officer Raider 10 year birthday on October 9th, 2025, and encouraged residents to attend the Fire Department Community Emergency Response Team Training.

Robert Mirshafiee, resident, addressed the Council to express his concerns about the City Manager's employment term.

The following residents addressed the Council to express concerns with the relocation of All American Karate School: Nicole Romero, Brian Sandusky, Suann Romero, Michael Romero, Zeshawn Abid, Tarl Jones, Serra Hebert, Yvonne Sambrano-Garcia, Angelique Lipari, Angela Odegaard, Kristi Sandusky, Jade Lipari-Vazquez, Michelle Burmaster, Yvonne Spinks, Han lam, David Ruiz, Louis Davis, Bryan Penalaza Torres, Cynthia Karner, Crystal Venno, Carly Spinks, Yvette Barajas, Kim Aguirre, Ridley Romero, Chris McCoy, and Daniela Villa.

The following residents addressed the Council and expressed their concerns with the ICE raid at Home Depot: Zoe Garcia, Victoria Hibbard, and Rose.

Blue Robinson, addressed the Council to provide an overview of Worker Rights Education.

Rory Connell, resident, addressed the Council to provide concerns with the Downtown Revitalization.

Mayor Steiner provided comments.

Police Captain Mercado provided clarification.

8. PUBLIC HEARINGS

8.1 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.)

Mayor Steiner noted that the Public Hearing was opened during the September 17, 2025 meeting. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Steiner closed the Public Hearing.

The following residents addressed the Council and expressed their concerns with the proposed item: Caleb Daniel Rodriguez and Chris McCoy.

The Council provided comments.

Moved by: Tony Daddario
Seconded by: Jacque Casillas

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.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

MotionAPPROVED (5 to 0)

8.2 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.)

Robert Mirshafiee, resident, addressed the Council and expressed his concerns with the proposed item.

Mayor Steiner provided comments.

Moved by: Tony Daddario

Seconded by: Jacque Casillas

That the City Council affirm the Planning and Housing Commission's action granting CUP2024-0003, based on the finding contained in the staff report and conditions of approval.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

MotionAPPROVED (5 to 0)

8.3 TENTATIVE TRACT MAP 38934 TO CREATE ONE LOT ON 2.82 ACRES FOR RESIDENTIAL CONDOMINIUM PURPOSES, AND FOUR LETTERED LOTS TOTALING 0.04 ACRES FOR THE CONSTRUCTION OF WATER QUALITY MANAGEMENT FACILITIES, LOCATED AT 1717 VIA DEL RIO (APN: 103-200-088, 103-200-

Robert Mirshafiee, resident, addressed the Council and expressed his concerns with the proposed item.

Moved by: Jacque Casillas
Seconded by: Jim Steiner

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.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

MotionAPPROVED (5 to 0)

9. ADMINISTRATIVE REPORTS

9.1 CITY COUNCIL CONSIDERATION OF A PILOT JOBS CREATION PROGRAM FOR THE HUB. COMMERCIAL CENTER

Sylvia Edwards, City Clerk, stated there was a written comment received from the Public. The written comment will be maintained with the minutes.

Joel Belding, Economic Development Director, provided a report.

Chris McCoy, resident, addressed the Council in support of the proposed item.

The following residents addressed the Council and expressed their concerns with the proposed item: Rory Connell, Joe Morgan, and Robert Mirshafiee.

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

Moved by: Jacque Casillas
Seconded by: Tom Richins

That the City Council:

- a. Authorize the City Manager, or their designee, to establish and administer a pilot jobs creation loan program for tenant attraction at the Hub. commercial center.

- b. Grant the City Manager, or their designee, approval authority for all loan agreements under this program provided they are consistent with the terms in this report, with mandatory reporting to City Council for all executed agreements.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

MotionAPPROVED (5 to 0)

10. LEGISLATIVE MATTERS

None.

11. REPORTS FROM BOARDS AND COMMISSIONS

11.1 Library Board of Trustees

None.

11.2 Planning & Housing Commission

None.

11.3 Parks & Recreation Commission

None.

11.4 Regional Meetings

- 11.4.a UPDATE FROM COUNCIL MEMBER TONY DADDARIO ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY (RCA) MEETING OF SEPTEMBER 5, 2025

Council Member Daddario provided an update.

- 11.4.b UPDATE FROM COUNCIL MEMBER TOM RICHINS ON THE RIVERSIDE TRANSIT AGENCY (RTA) BOARD MEETING OF SEPTEMBER 25, 2025

Council Member Richins provided an update.

- 11.4.c UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE SANTA ANA WATERSHED PROJECT AUTHORITY (SAWPA) ONE WATER/ONE WATERSHED STEERING COMMITTEE MEETING OF SEPTEMBER 25 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 provided a brief overview of the following: AB650, SB79, AB1061, and Adaptive Reuse.

15. FUTURE AGENDA ITEMS

- 15.1 PENSION TRUST REPORT (STAFF) OCTOBER 15, 2025**

- 15.2 RENT STABILIZATION (STAFF) OCTOBER 15, 2025**

- 15.3 6TH STREET TRANSFORMATION UPDATE (STAFF) OCTOBER 15, 2025**

- 15.4 EXPLORE CMC ORDINANCE CHANGES TO SET TIME LIMITS FOR SPECIFIC TEMPORARY FENCING AND BOARDED UP WINDOWS (W. SPEAKE) OCTOBER 15, 2025**

- 15.5 HISTORIC CIVIC CENTER OPERATIONS PLAN UPDATE (STAFF) OCTOBER 15, 2025**

15.6 EL CERRITO PICKLEBALL OPTIONS (STAFF) NOVEMBER 2025

15.7 CITY PARK FINAL DESIGN (STAFF) JANUARY/FEBRUARY

**15.8 UPDATE OF CHAPTER 5.34 PEDDLERS AND SOLICITORS (W. SPEAKE)
TBD**

16. ADJOURNMENT

The next scheduled meeting of the Council is on October 15, 2025. Mayor Steiner adjourned the meeting at 9:59 p.m.