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City of Corona  
City Council Minutes

Wednesday, October 15, 2025, 6:00 p.m.  
Closed Session- Council Board Room

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

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**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 Daddario, Council Member Richins, and Council Member Speake. Closed Session adjourned at 5:45 p.m.

**1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

PURSUANT TO GOVERNMENT CODE SECTION 54956.8  
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
PROPERTY: APN 117-143-036, 496 CORONA MALL, 114 E. SIXTH STREET  
NEGOTIATING PARTIES: DANNY CORTEZ; MOSES CORTEZ  
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

**1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

PURSUANT TO GOVERNMENT CODE SECTION 54956.8  
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER  
PROPERTY: APN 117-191-001, 117-191-002, 117-191-003, 117-191-004, 117-191-021, 117-191-022, 117-191-011, 117-183-016, 106 E. SIXTH STREET, 114 E. SIXTH STREET, 122 E. SIXTH STREET, 675 S. MAIN STREET, 683 S. MAIN STREET, AND 601 S. MAIN STREET RESPECTIVELY  
NEGOTIATING PARTIES: GROUND REVIEW LLC  
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

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

PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)  
NAME OF CASE: CITY OF CORONA V. DD&E, LLC, ET AL.

CASE NUMBER(S): SAN DIEGO COUNTY SUPERIOR COURT CASE NO. 37-2021-00016700-CU-EI-CTL

**1.5 CONFERENCE WITH LABOR NEGOTIATORS**

PURSUANT TO GOVERNMENT CODE SECTION 54957.6  
AGENCY DESIGNATED REPRESENTATIVE: JACOB ELLIS, CITY MANAGER  
EMPLOYEE ORGANIZATION: CORONA UTILITIES EMPLOYEE ASSOCIATION

**2. INVOCATION - Pastor Shannon Scott, Grace Baptist Church**

The Invocation was led by Pastor Shannon Scott.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Pastor Shannon Scott.

**4. CONVENE OPEN SESSION**

Mayor Steiner called the meeting to order at 6:01 p.m.

**5. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**5.1 PRESENTATION: 2025-2026 MAYOR'S YOUTH COUNCIL INTRODUCTION**

The 2025-2026 Mayor's Youth Council was introduced.

**5.2 PROCLAMATION: RED RIBBON WEEK**

Mayor Steiner provided comments on Red Ribbon Week.

**5.3 PROCLAMATION: FRIENDS OF THE LIBRARY WEEK**

Gretchen Doughty, Friends of the Library President, received the proclamation.

**6. CONSENT CALENDAR**

The Consent Calendar was approved.

Council Member Speake had inquiries on Item 6.8 and Donna Finch, Community Services Director, provided clarification.

**Moved by:** Wes Speake

**Seconded by:** Tom Richins

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

**MotionAPPROVED (5 to 0)**

**6.1 MINUTES - CITY COUNCIL MEETING OCTOBER 1, 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 INVESTMENT PORTFOLIO REPORT FOR JANUARY 2025**

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

That the City Council receive and file the monthly investment portfolio report for August 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 FISCAL REPORT FOR AUGUST 2025**

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

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

**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. 28)**

THIS RESOLUTION WAS ADOPTED.

That the City Council adopt Resolution No. 2025-101, 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. 28).

**6.5 AMEND THE PENSION STABILIZATION TRUST AGREEMENT AND THE PENSION STABILIZATION TRUST INVESTMENT POLICY**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Adopt Resolution No. 2025-102, Amending the Trust Agreement Governing the City of Corona Pension Stabilization Trust Pursuant to Section 115 of the Internal Revenue Code.
- b. Adopt Resolution No. 2025-103, Approving the City of Corona's Pension Stabilization Trust Investment Policy.

**6.6 FINAL TRACT MAP 38495 TO SUBDIVIDE 9.33 ACRES INTO 35 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED ON GARRETSON AVENUE, SOUTH OF SANTANA WAY IN THE R-1-20 AND R-1-14.4 SINGLE FAMILY RESIDENTIAL ZONES (APPLICANT: TOLL WEST COAST LLC)**

THIS ITEM WAS APPROVED.

That the City Council approve the final map for Tentative Tract Map 38495.

**6.7 APPROVE THE FUNDING AGREEMENT WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO FUND THE DESIGN AND CONSTRUCTION OF THE BUTTERFIELD DRIVE RECLAIMED WATER FLOW CONTROL STATION, CAPITAL IMPROVEMENT PROJECT NO. UT-2023-03**

THIS ITEM WAS APPROVED.

That the City Council:

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- a. Approve the Funding Agreement with the Riverside County Flood Control and Water Conservation District, in the amount of \$5,333,516, for the design and construction costs of the Butterfield Drive Reclaimed Water Flow Control Station Capital Improvement Project No. UT-2023-03.
- b. Authorize the City Manager, or his designee, to execute the Funding Agreement with the Riverside County Flood Control and Water Conservation District to memorialize the mutual understandings by and between the District and City of Corona with respect to funding, design, construction, inspection, ownership, operation, and maintenance of the Butterfield Drive Reclaimed Water Flow Control Station Capital Improvement Project No. UT-2023-03.
- c. Authorize an appropriation and an offsetting estimated revenue increase in the amount of \$5,333,516 from the Water Utility Grant/Agreement Fund 571 for the Butterfield Drive Reclaimed Water Flow Control Station, Capital Improvement Project No. UT-2023-03.

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

**6.8 CONSTRUCTION CONTRACT WITH TRIANGLE DECON SERVICES, INC. IN THE AMOUNT OF \$1,398,150 FOR THE CORONA LIBRARY INNOVATION CENTER, PROJECT NO. FC-2023-10; NOTICE INVITING BIDS 26-007CA**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Adopt the Plans and Specifications for the Corona Library Innovation Center, Project No. FC-2023-10, Notice Inviting Bids 26-007CA.
- b. Award Notice Inviting Bids 26-007CA to Triangle DeCon Services, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$1,398,150, inclusive of Bid Schedule A – Base Bid, and Bid Schedule B – Add Alternate, and waive all minor irregularities in the bidding document as submitted by said bidder.
- c. Approve the construction contract with Triangle DeCon Services, Inc., for the Corona Library Innovation Center, Project No. FC-2023-10 in the amount of \$1,398,150.
- d. Authorize the City Manager, or his designee, to execute the construction contract with Triangle DeCon Services, Inc., in the amount of \$1,398,150, including any non-substantive extensions, change orders, purchase

orders, and amendments up to 10% of the total contract cost, which is equivalent to \$139,815.

**6.9 GRANT FUNDING FROM THE CALIFORNIA STATE LIBRARY IN THE AMOUNT OF \$5,000 FOR THE GROUNDWORK GRANTS PROJECT**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Accept grant funding in the amount of \$5,000 from the California State Library and funded by the State of California for the Corona Public Library's Groundwork Grant.
- b. Authorize an appropriation and estimated revenue increase in the amount of \$5,000 to the Community Services Department's operating budget in the Library - Other Grants Fund 415.
- c. Authorize the City Manager, or his designee, to increase the budget accordingly if the California State Library distributes additional funds to Groundwork Grants participants.

**6.10 PURCHASE ORDER TO XYLEM WATER SOLUTIONS FOR EMERGENCY PURCHASE OF A LEOPOLD UNDERDRAIN SYSTEM FOR THE LESTER WATER TREATMENT PLANT**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Receive and file the update to emergency underdrain repair at Lester Water Treatment Plant Filter 2 (Lester Filter 2).
- b. Review and ratify the issuance of a purchase order to Xylem Water Solutions USA, Inc. in the amount of \$167,972 for the purchase of a Leopold underdrain system at Lester Filter 2 for emergency repair as authorized in 3.08.140(A).
- c. Authorize the City Manager, or designee, to approve and execute any documents necessary to implement change orders up to \$16,797 or 10% as authorized in Corona Municipal Code 3.08.080(I).
- d. Authorize an appropriation in the amount of \$282,769 from the Water Utility Fund 570 to the Lester Filter 2 Underdrain Replacement Capital Improvement Project No. UT-2026-06.

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

**7. COMMUNICATIONS FROM THE PUBLIC**

THIS ITEM WAS TAKEN OUT OF ORDER.

Karen Alexander, resident, addressed the Council to thank them for their efforts in the Veterans Memorial Renovation. She also announced that troop care packages are being shipped.

Maddie Paxton, resident, addressed the Council to encourage the community to participate by making public comments during Council meetings. She thanked the Fire Department and Police Department for their community support and outreach. She also expressed her appreciation to Sylvia Edwards, City Clerk, and Kristian Duarte, Deputy City Clerk, for their dedication and hard work. She also thanked Caleb Morris, Broadcast Specialist, for his hard work.

Kellie Montalvo, resident, addressed the Council to announce Bike Ride/Walk event sponsored by Streets Are For Everyone Inland Empire on October 25, 2025.

Rory Connell, resident, addressed the Council to thank City staff for the El Cerrito Park cleanup. He also expressed concerns about recent Council comments regarding downtown businesses.

David McNot, resident, addressed the Council to express his concerns about the condition of roads in the city.

Joe Morgan, resident, addressed the Council to express his concerns with a Council Member.

Colin Markovich, Senior District Representative for State Senator Sabrina Cervantes, addressed the Council to announce the Mobile Home Rights Workshop scheduled for October 25, 2025.

**8. PUBLIC HEARINGS**

**8.1 PUBLIC HEARING AND ELECTION FOR ANNEXATION NO. 44 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 October 15, 2025. Ms. Edwards also agreed to hold a special election on October 15, 2025. 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.

**Moved by:** Tom Richins  
**Seconded by:** Tony Daddario

That the City Council:

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- a. Adopt Resolution No. 2025-099, 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. 44).
  
- b. Adopt Resolution No. 2025-100, 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. 44).

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

**MotionAPPROVED (5 to 0)**

**Moved by:** Tom Richins  
**Seconded by:** Jacque Casillas

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

**MotionAPPROVED (5 to 0)**

**9. ADMINISTRATIVE REPORTS**

**9.1 MOBILE HOME RENT STABILIZATION ORDINANCE AD HOC COMMITTEE RECOMMENDATIONS**

THIS ITEM WAS TAKEN OUT OF ORDER.

Karen Roper introduced the item. Dominique Clark, RSG Solutions Director, and Tony Thrasher, Willdan Financial Services, provided a report.

Sylvia Edwards, City Clerk, stated that nine written comments in opposition and four written comments in support of rent stabilization were received from the public. The written comments will be maintained with the minutes.

The following residents addressed the Council and expressed rent increase: Maddy Paxton, Joe Morgan, Jerel Robinson, Lydia Heasner, Zabdir Botello, and Alicia Loomis.

Steve Heusner, a resident, addressed the Council to express his gratitude for the progress made on this item.

The following citizens addressed the Council in opposition: Eugene Fizek, Monica Guitron, Jeanna Weisman, Zabdir Botello, Mary Hayes, Esau Fentanes,

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Julie Paule, Aspyn Remington, Thomas Paceli, Jason Castaneda, Vickie Talley, and Benjamin Kelly.

The Council provided comments and direction to move forward with a Rent Stabilization Ordinance.

**Moved by:** Jim Steiner

**Seconded by:** Jacque Casillas

- a. Receive and file the report from the Ad Hoc Committee regarding Mobile Home Rent Stabilization Ordinance Recommendations.
  
- b. Provide staff direction on the components to include in the draft Mobile Home Rent Stabilization Ordinance.
  
- c. Direct staff to return to the City Council for a first reading of the Mobile Home Rent Stabilization Ordinance in late fall.

Aye (4): Jim Steiner, Jacque Casillas, Tony Daddario, and Tom Richins

Nay (1): Wes Speake

**MotionAPPROVED (4 to 1)**

**9.2 FISCAL YEAR 2026 PHASE II COMMUNITY EVENTS CO-SPONSORSHIP PROGRAM REQUESTS**

Council Member Speake recused himself from this item due to his affiliation with the organization involved.

Karen Lee, Recreation Supervisor, provided a report.

The Council provided comments.

Council Member Speake left the chambers at 9:05 p.m. and returned at 9:11 p.m.

**Moved by:** Tony Daddario

**Seconded by:** Jacque Casillas

That the City Council approve Fiscal Year 2026 Phase II of the Co-Sponsorship Program for events occurring January through June 2026.

Aye (4): Jim Steiner, Jacque Casillas, Tony Daddario, and Tom Richins

Abstain (1): Wes Speake

**MotionAPPROVED (4 to 0)**

**9.3 DOWNTOWN REVITALIZATION 6TH STREET BEAUTIFICATION DESIGN ELEMENTS**

Brett Channing, Assistant City Manager, provided a report.

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

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

The Council had a consensus to proceed with Option 2.

That the City Council:

- a. Provide direction on the location and style of the proposed Iconic Downtown Signs; and
- b. Provide direction on whether to include a feature signifying the center of the Circle in the Downtown design, and if so, which theme staff should explore further.

**9.4 RADIO ROAD RAILROAD CROSSING IMPROVEMENTS PROJECT UPDATE – CONSTRUCTION PHASING**

THIS ITEM WAS TAKEN OUT OF ORDER.

Aaron Cox, Senior Engineer Traffic, provided a report.

The following residents addressed the Council and expressed their concerns with the proposed item: Brian Hatch and Joe Morgan.

The Council provided comments and had inquiries. Mr. Cox and Savat Khamphou, Public Works Director, provided clarification.

The Council had a consensus to proceed with Option A.

That City Council provide feedback and direction on the construction phasing options for the Radio Road Railroad Crossing Improvement, Capital Improvement Project No. ST-2022-05.

**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 Corona Public Library Fast Facts - FY 2025

11.1.b Children's Paper Crafts

11.1.c Paranormal Investigation

11.1.d Star Wars Reads Day

11.1.e StoryWalk - Merging Literacy, Physical Activity, and Fun at Mountain Gate Park

**11.2 Planning & Housing Commission**

None.

**11.3 Parks & Recreation Commission**

None.

**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 OCTOBER 6, 2025

Vice Mayor Casillas provided an update.

- 11.4.b UPDATE FROM VICE MAYOR JACQUE CASILLAS ON THE LEAGUE OF CALIFORNIA CITIES (LOCC) CONFERENCE OF OCTOBER 8-10, 2025

Vice Mayor Casillas provided an update.

- 11.4.c UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE LEAGUE OF CALIFORNIA CITIES (LOCC) CONFERENCE OF OCTOBER 8-10, 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 Daddario thanked staff for their work on the Halloweekend event. He also announced his "Talks With Tony" series, which will take place every Saturday from October 25, 2025 through November 15, 2025, from 9:30 a.m. to 11:30 a.m.

**15. FUTURE AGENDA ITEMS**

- 15.1 HISTORIC CIVIC CENTER OPERATIONS PLAN UPDATE (STAFF) NOVEMBER 5, 2025**

- 15.2 EXPLORE CMC ORDINANCE CHANGES TO SET TIME LIMITS FOR SPECIFIC TEMPORARY FENCING AND BOARDED UP WINDOWS (W. SPEAKE) NOVEMBER 5, 2025**

- 15.3 EL CERRITO PICKLEBALL OPTIONS (STAFF) NOVEMBER 5, 2025**

- 15.4 CITY PARK FINAL DESIGN (STAFF) JANUARY 7, 2026**

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

**16. ADJOURNMENT**

The next scheduled meeting of the Council is on November 5, 2025. Mayor Steiner adjourned the meeting at 10:24 p.m. in honor of Ken Kammeyer.