

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Tuesday, November 28, 2017

3:45 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**

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

Rollcall

1. Call To Order

Agenda Items

Mayor Haley called the meeting to order at 3:45 p.m.

2. [17-1334](#)

City Council discussion and direction on the McKinley Grade Separation Project.

Nelson Nelson, Public Works Director, provided an overview of options for the McKinley Grade Separation Project. He introduced the consultant who explained the costs of the options.

Mr. Nelson discussed the McKinley Grade Separation as one of the State's top priorities due to volume, traffic and safety. He discussed the costs that were presented as well as available funding. Mr. Nelson presented three options: 1 - Road over tracks, 2 - Tracks over road, 3 - Do nothing or seek other alternatives.

Council Member Montanez expressed his disappointment that BNSF railway was not present. He stated it seemed convenient that the cost for option number two came in at the same price as our allocated budget. Council Member Montanez expressed his disappointment that creative alternatives were not explored and presented.

Vice Mayor Spiegel discussed lowering the road and noted the City would have the burden of on-going maintenance cost, stating one accident could be financially devastating for the City. Vice Mayor Spiegel asked if an economic study was done to address impact to businesses, and Mr. Nelson stated it had not. She expressed her disappointment that alternatives were not provided. She asked about estimates for a potential crossing at Radio Road.

City Manager Darrell Talbert stated going out for different design alternatives will never come back with a design that will make everyone happy, so doing so will result in a loss of valuable time.

Council Member Jason Scott asked about liability for the area since we are initiating the project. Mr. Derleth stated there is always liability potential and stated he may even advise for earthquake insurance on a structure such as the one proposed.

Council Member Fox stated he doesn't agree with having liability for the wall. He stated economic impact needs to be factored into the numbers.

Mayor Haley stated he has been contacted by a number of constituents asking questions so he wants clarification. He asked about the funding connection between SB132/SB 1 and Mr. Nelson stated it is SB132 funding which is separate from SB 1. Mayor Haley asked why this project wasn't done earlier, and Nelson stated it was a funding issue. Mayor Haley discussed liability, adding perishable goods were also a liability should there be a breakdown or disruption. He expressed his concern that BNSF was not present. He said his main concern is the loss of sales tax and he doesn't have enough information about the economic impact to make a decision.

Alysia Padilla-Vacarro addressed the Council on behalf of her family's business, stating they are the property owners of the parcel that is the most impacted by this project. She said this would take away livelihood in addition to businesses. She stated option 3 at the prior June Study Session was to go out for design services which did not happen. Her recommendation is to forfeit the SB132 money or move it somewhere else.

Angelique Padilla-Hartog addressed the Council to reiterate her sister's position.

Juan Rojas addressed the Council to state he hopes this project will alleviate the traffic in Home Gardens and stop those who are cutting through. He requested when they detour the traffic that it is not through Neece street by the Fire Station as that will hinder response times.

David Vasillian addressed the Council stating the costs seem off and procedures seem backward. He noted the difference between the costs presented at prior study sessions compared to today. Nothing in the cost estimate was itemized so it could be analyzed.

David Saunders, representing Mr. Vasillian, addressed the Council to express his gratitude that Council is expressing concern for the businesses and economic impact. He stated the estimated costs should also include decreases to sales tax to the City, loss of property tax, and catalyst to business downturn as this would be devastating to this economic area.

Fred Bush, property owner, addressed the Council stating this will put him out of business.

Irina Vasillian, owner of Quickies Car Wash, addressed the Council to state the bridge over the rail which includes a 40 ft wall in front of the property will not make their property visible to the street. Though not physically condemning the property, it will be condemned as people will not be able to see or easily access the location.

Wahid Karas, owner of Popeyes on McKinley, stated this will put them out of business and will cause them to lose their jobs. He asked them to calculate the cost of the road for 100 years to compare apples to apple and add that to the 84 million dollar estimate.

Dan Parker, representative of commercial real estate, addressed the Council to state the bridge would annihilate this retail zone which is a zone the City created. He expressed his disappointment that the City did not reach out to the businesses in the area about something so important.

Rick Friess addressed the Council representing CPI properties, to discuss the impacts this project would have on businesses and stated the City acquiring these funds has severely impacted the planning process. Forcing a project into available funds is not proper planning and the funds were meant for shovel ready projects and this is not a shovel ready project.

Ahmed Radwem, operator of the McKinley Shell gas station for 40 years, addressed the Council to state how his business has been impacted over and over again by changes in traffic configurations, noting this bridge project will be the last straw. He discussed impacts to employment in the City. He said the amount of lawsuits and loss of trust this will create needs to be factored in. He stated train over car can be done, it just needs to be studied further.

Tom Richens addressed the Council to express support for Ms. Padilla and to state if RCTC is the governing agency on this project they cannot be trusted due to what they did with the tollroad project. He said he is not a fan of rushed decisions as there is no time to think things out - this is no way to work and not a way to run a business. He discussed the less than pleasing aesthetics of a 30-40 ft bridge. He stated the 87 million will come and go but the council would be putting an eyesore in the city that will not go away. He expects the City Council to represent the citizens before they represent the City and there is a difference.

Ben Louk addressed the Council to state this bridge would be a death sentence for all of those businesses. He provided another alternative of a bridge from Sampson to Estelle.

Edward Kim, representing the Food for Less Center, addressed the Council to state bridge over track will devastate the area and Food for Less will not renew their lease which will in turn devastate the other businesses in the center as Food for Less is the anchor.

Danilo Kim, representing 28 tenants from the Food for Less Center,

addressed the Council to state bridge over track will be devastating to their businesses and expressed his disappointment that the businesses were not notified of this meeting.

Joe Morgan addressed the Council to state the Council can answer questions from these speakers as it is an agenda item and not public comment. He said the City is liable for everything that is built. He said this money is tied to SB1 as it was a bribe. He asked why it took so long to speak to the railroads and why the City Council has not spoken to them over the last ten years.

Don Fuller addressed the Council to state their role is to help the citizenry and the Council needs to do that now as they have done in the past. He is disappointed BNSF is not present. Mr. Fuller stated the only reason these meetings are happening is because the money is available so this will be a short term solution for a long term problem. This decision will stay with the Council for years and years to come.

Vice Mayor Spiegel stated she did meet with Senator Roth, and this is a project from 10 years ago but it was shelved and taken off the shelf. She stated the arguments were compelling and also that the money and opportunity will probably never happen again. She thanked everyone who came out for the meeting.

Council Member Montanez would like BNSF to be at the next meeting to hear from the business owners and residents and also to explain their cost estimates. He asked for other funding alternatives or let the state take over future maintenance to help cover some of that cost as they have deeper pockets and more negotiating power.

Council Member Fox stated he spoke with Carlos Padilla and even though he would personally profit from this project, his concern lied with the tenants.

Council Member Scott requested traffic numbers and vehicle crossings going over the railroad tracks and a copy of the railroads train travel over the course of a 24 hour period as well as future projections. He is interested in the revenue that comes to the City from the centers that will be impacted.

Mr. Talbert asked for the Council's help in contacting BNSF as it was difficult to get a meeting. Council Member Montanez requested contact information to provide to the businesses so BNSF will receive calls from businesses with their comments

Mr. Nelson stated he would follow up on the following requests made by Council: Economic Development forecast/impact over 30 years, traffic numbers, vehicle crossings over a 24 hour period at time of day, maintenance costs of the bridge overall, and alignments at Promenade.

3. Public Comments

Joe Morgan addressed the Council to request a comprehensive analysis as its not something that can be done at the City level. He discussed the City's lack of noticing for this project and the fact that they had it in the middle of the day when people cannot attend.

Alysia Padilla-Vacarro addressed the Council to ask for an RFP for design to be sent out as was requested at the June meeting. She stated the City requested the funding for this project from Sabrina Cervantes.

Mark Peabody spoke on behalf of the residents on Estelle and stated there is a problem that has to be fixed but they have to deal with the problem until they can find a better solution. He has faith the Council will do the right thing and that is not building the Great Wall of China along McKinley.

Tom Richens made a request that the letter written to Sabrina Cervantes be made public.

Jack Storer addressed the Council to state the cars over the train option should be voted down.

4. Adjournment

Mayor Haley adjourned the meeting at 6:02 p.m.