



MINUTES
CITY OF NORCO
AD-HOC COMMITTEE ON
INFRASTRUCTURE NEEDS AND FUNDING OPTIONS

August 18, 2014
City Hall Conference Rooms A & B
2870 Clark Avenue, Norco, CA 92860



CALL TO ORDER: 6:30 p.m.

ROLL CALL

Present: Kevin Bash, Cathey Burt, Linda Dixon, Patricia Hedges, Herb Higgins, Corinne Holder, John Padilla, Bill Schwab, Jodie Filkins Webber

Staff Present: City Manager Andy Okoro, Director of Parks, Recreation, and Community Services Brian Petree, Director of Public Works Lori Askew, City Clerk Cheryl Link

PLEDGE OF ALLEGIANCE: Committee Member Hedges

BUSINESS ITEMS:

1. Approval of August 11, 2014 Meeting Minutes

M/S Schwab/Holder to approve the minutes as presented. The motion was carried by the following roll call vote:

Ayes: Bash, Burt, Dixon, Hedges, Higgins, Holder, Padilla, Schwab, Webber
Noes: None
Absent: None
Abstain: None

DISCUSSION ITEMS:

1. Buildings, Facilities, and Parks: Presentation by the Director of Parks, Recreation and Community Services Department Providing an Overview on the Conditions and Needs of Buildings, Facilities, and Parks.

Director Petree indicated that like many other cities, the City of Norco has infrastructure and facilities that are slowly deteriorating. Years of minimal capital investment have resulted in some buildings that are in poor physical condition, unattractive, and/or functionally obsolete. This has not only resulted in increased safety concerns, but also

in reduced service levels, increased resident complaints, and in some cases, decreased revenue generation.

Director Petree gave a general overview of City facilities and parks, including life expectancy, replacement renewal, original cost, and replacement cost in 50 years. Director Petree discussed the goal is to extend the life expectancy of the asset. He went on further to discuss the Facility Condition Index (FCI). The index rating is on a scale from 0-100%, with the lower rating indicating that the facility is in good condition and a higher rating, above 50%, requires replacement.

Director Petree presented the facility assessment and description for all City facilities, with some discussed as follows:

Community Center:

In response to a question from Chair Webber, Director Petree stated that Community Development Block Grant (CDBG) funds are federal funds that provide resources to address a wide range of unique community development needs. The CDBG program provides annual grants to cities using a formula. .

Committee Member Dixon recommended removing the word “Society” from the buildings inventory sheet for the Community Center. The correct phrase should be “Norco Historical Artifacts.”

Riley Gym:

Committee Member Hedges asked what was remodeled at Riley Gym. Director Petree indicated that the floor, dance floor, ADA stairways, restrooms, drainage, and the installation of energy efficient lights (EDI). Mr. Petree added that Riley Gym is one of the busiest facilities.

Hal Clark Community Youth Facilities (2):

In response to Committee Member Bash’s question about a higher rating for this facility when it was recently renovated, Director Petree stated that the facility has more costs associated with it to operate.

Committee Member Dixon requested information of the income received for facility rentals and if the rental fees offset costs. There was some discussion regarding taking into consideration facilities are self-supporting or if they are too costly to operate. City Manager Okoro indicated that most facilities generate very little revenue and part of the discussions of this Committee is to determine if all facilities are needed. Director Petree commented that another consideration is that the facilities are a value to residents and offer a better quality of life.

Vice Chair Holder commented that parks were never designed to pay for themselves.

City Hall:

Director Petree stated that eleven air conditioning units need to be replaced.

Fire Station 47:

As with Station 47, City Manager Okoro stated that most facilities were funded by Redevelopment Agency funds, which are no longer available.

Tedd Hoffman commented on the Emergency Operation Center (EOC) at the Fire Station and suggested looking at grants for the remodel of the EOC.

Fire Station 57:

The Committee asked why Station 57 has a higher rating even though it was recently remodeled. Director Petree indicated that the roof needs replacement as well as new air conditioning units are needed. The recent remodel involved the abatement of mold and fungus – a major health and safety issue.

Director Petree presented an overview of facility capital investment and the total cost to keep infrastructure functioning.

Chair Webber and Committee Member Dixon questioned the cost of \$60,000 for kitchen appliances for the Wayne Makin snack bar. Director Petree indicated that the requirements were dictated by the State Health Department. The Committee suggested that youth groups that use the facility set money aside for the replacement of such appliances.

Chair Webber asked about the parks in the Landscape Maintenance Districts. Director Petree indicated that if the district cannot fulfill the maintenance obligations, then the district will be asked to raise the assessment.

Ted Hoffman commented on the \$400,000 additional funds needed as noted in the summary of the presentation. Director Petree stated that the funds are needed to extend the life of parks and buildings.

Geoff Kahan commented that the pool was not mentioned in the presentation. Director Petree stated that the pool was not listed because approximately \$2.5 million is needed for replacement and repair. Vice Chair Holder stated that the pool is a prime example of what happens when infrastructure receives minimal repair, until it ultimately must be closed.

Director Petree indicated that the next step with the Capital Improvement Projects is to identify priority by project with primary consideration to projects with health and safety issues.

Committee Members requested a list of priorities for facilities and parks, and an income summary for facilities.

Committee Member Higgins indicated the need to set aside maintenance funds. Chair Webber indicated the need to look at needs and priorities for citizens, versus the wants.

COMMITTEE AND STAFF COMMENTS

For the September 15th meeting, Chair Webber stated that City Engineer Dominic Milano will be back to present parking lot assessment information and an annual street maintenance cost for a 20-year plan. Director Petree will provide correct replacement costs for the 4-H barn poles and a brief presentation of priorities based on needs presented today. Director of Public Works Lori Askew will present some information on trail replacement costs.

PUBLIC COMMENTS

Ted Hoffman commented on priorities and stated that the Committee should focus on revenue-generating facilities. Mr. Hoffman also suggested selling advertising space at facilities such as Riley Gym and Wayne Makin. He also reiterated that the City should develop foundations such as Friends of Ingalls Equestrian Event Center or Friends of Wayne Makin Park.

ADJOURNMENT

Chair Webber adjourned the meeting at 9: 25 p.m.