



**CITY OF NORCO
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, March 2, 2016
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Kevin Bash, Mayor, **Present**
Greg Newton, Mayor Pro Tem, **Present**
Robin Grund meyer, Council Member, **Present**
Berwin Hanna, Council Member, **Present**
Ted Hoffman, Council Member, **Present**

CLOSED SESSION:

The City Council recessed to Closed Session (Section 54954) to consider the following matters:

§54956.8 – Conference with Real Property Negotiators:

Property: APN 126-120-038

City Negotiator: City Manager Andy Okoro

Negotiating Party: Successor Agency to the Norco Community Redevelopment Agency

Under Negotiation: Price and conditions for acquisition of property

Property: APNs 119-020-015; 119-020-022

City Negotiator: City Manager Andy Okoro

Negotiating Party: Housing Successor Agency to the Norco Community Redevelopment Agency

Under Negotiation: Price and conditions for acquisition of property

§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation

Three Cases

RECONVENE PUBLIC SESSION: 7:15 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)

City Attorney John Harper indicated that Closed Session did not conclude, therefore, the City Council will reconvene Closed Session at the end of the public session this evening.

PLEDGE OF ALLEGIANCE: Council Member Berwin Hanna

INVOCATION Geoff Kahan, Resident

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Council Member Hanna:

- Reported that due to the warm weather and little rain, Vector Control is getting an early start on West Nile Virus prevention.
- Reported that Riverside County Transportation Commission successfully got through the 55-hour closure of the 91 Freeway without any issues. There may be two additional closures before the completion of the project in early 2017.
- Reported that next Thursday, March 10 will mark 1,000 days that Riverside Transportation Authority will be accident-free.

Council Member Grundmeyer:

- Attended a tour of the Riverside County Sheriff's Jurupa Station hosted by Captain Horton on February 18th. Captain Horton explained the contract between the City and the County. She said she noticed that the Norco City patch is located on the top of all of the other contract city patches, which signifies the long-station relationship between Norco and the County with being the first contract city. Commended Captain Horton and Lieutenant Briddick for their leadership and commitment to the Norco community.
- Attended the Rebuilding Warriors event on February 20th at Ingalls Park.
- Participated in the Norco Horsemen's Association trail clean-up event on February 20th, along with several FFA students.
- Celebrated FFA Week at Norco High School, February 20-26th.
- Attended a California Agricultural Teachers Association meeting in Tulare on February 27th.
- Commented on a volunteer opportunity at the Corona Norco Rescue Mission on the fourth Sunday of every month to prepare meals and serve dinner.
- Attended a tour of the Navy base with Council Member Hoffman on February 29th.

Council Member Hoffman:

- Attended a Local Agency Formation Commission meeting on February 25th.
- He and Council Member Hanna met with staff regarding Ingalls Park Master Facility Plan.
- Attended a tour of the Navy base with Council Member Grundmeyer on February 29th and commented that the tour was informative.

Mayor Pro Tem Newton:

- The Chino Basin Desalter Authority meeting was cancelled this month. Commented that a short presentation will be presented to Council in the near future regarding the plant's expansion of the water and sewer treatment

Mayor Bash:

- Attended the Senior Advisory meeting today. The Senior Advisory was very complimentary of the Norco Horsemen's Association.

- Met with the Economic Development Advisory Council film committee.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Hoffman pulled item 2.C.

M/S BASH/HANNA to approve the remaining items on the Consent Calendar as recommended. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- A. City Council Regular Meeting Minutes of February 17, 2016. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. Annual Resolution Making Findings and Continuing Existing Rates for Maintaining Flood Control Channels within County Service Area CSA-152. **Pulled for discussion.** (City Manager)
- D. 2016 Vacant Parcel Spring Weed Abatement Program. **Action: Adopted Resolution No. 2016-09, declaring that weeds and hazardous vegetation, on or in front of vacant property in the City of Norco, constitute a public nuisance, declaring the City's intent to provide for abatement and setting a public hearing.** (Fire Battalion Chief)
- E. Appointments to the Southern California Association of Governments (SCAG) General Assembly Meeting to be Held on May 5-6, 2016. **Action: Appointed Mayor Bash as the delegate and Council Member Hoffman as the alternate for the Southern California Association of Governments General Assembly meeting on May 5-6, 2016.** (City Clerk)
- F. Appointments to Western Riverside County Regional Wastewater Authority Board of Directors for 2016. **Action: Adopted Resolution No. 2016-10, appointing Mayor Pro Tem Greg Newton and Director of Public Works Chad Blais as the designees and Council Member Ted Hoffman and Water and Sewer Consultant Bill Thompson as the alternates for the Western Riverside County Regional Wastewater Authority Board of Directors.** (City Clerk)
- G. Acceptance of Proposal and Award of Performance Services Contract for Hydrant and Isolation Valve Assessment Services. **Action: Accepted the proposal submitted for the Fire Hydrant and Isolation Valve Assessment, Testing and Information Management Program, awarded contract to**

Wachs Water Services, and authorized the City Manager to execute the contract in the amount not to exceed \$130,000. (Director of Public Works)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

- 2.C. Annual Resolution Making Findings and Continuing Existing Rates for Maintaining Flood Control Channels within County Service Area CSA-152. (City Manager)

Council Member Hoffman said that every year during budget, NPDES funding and the shortfalls are discussed, and asked if this resolution will assist with decreasing the shortfall. City Manager Okoro indicated that it will hopefully generate more revenue into the fund, which would decrease General Fund subsidies.

M/S HOFFMAN/BASH to adopt Resolution No. 2016-08, making findings and continuing existing rates for maintaining flood control channels within County Service Area CSA-152. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC COMMENTS:

Bonnie Slager thanked Council Member Grundmeyer and her FFA students for participating the trail clean-up event. Ms. Slager commented on the Norco Horsemen's Casino Night event on March 12 which benefits FFA scholarships.

Diane Collins commented on the Norco Area Chamber of Commerce State of the City Event on March 31 at Nellie Weaver Hall.

5. DISCUSSION / ACTION ITEMS:

- A. **Swap Meet Permit 2015-01 (St. Mel's Catholic Church):** An application for a monthly Swap Meet/Farmers Market at St. Mel's Catholic Church located at 4140/4200 Corona Avenue within the LD (Limited Development) Zone. (Planning Director)

Planning Director Steve King reported that the Norco Municipal Code requires all swap meet permits to be approved by the City Council. The applicant is proposing a monthly swap meet/farmer's market to be conducted the second Sunday of each month between 8:00 a.m. and 3:00 p.m. The event is proposed in the grass court yard located behind the buildings that face Corona Avenue, and within the parking spaces immediately adjacent to that area on the west side. Director King noted one change to Condition #28, which currently states, "...shall transmit the information received pursuant to Conditions 18 and 19..." should be changed to "shall transmit the information received pursuant to Conditions 26 and 27..."

Mayor Pro Tem Newton commented on the magnitude of the parking on the streets with the church services and swap meet occurring at the same time. Director King stated that the church has ample parking on site to meet the code requirements.

Council Member Hoffman referred to Condition #25 regarding the sale of perishable foods not being permitted unless approved by the County Department of Environmental Health. Council Member Hoffman suggested that the applicant obtain a Certified Farmers Market permit. A church representative indicated that they have looked into getting the certification but it appears that they will not be able to obtain it. However, the church still wishes to be allowed to sell some produce.

Council Member Grundmeyer indicated that she has attended the swap meet in the past while church services were taking place and it appeared that there was some level of confusion regarding the parking. Many attendees are not aware that there is parking in the rear and, therefore, suggested signage.

Bonnie Slager noted that Norco Horsemen's Association is about looking out for the interest of horses. She indicated that Sixth Street and Corona Avenue is a busy traffic area on Sunday mornings and expressed her concern with people parking on the horse trails. Ms. Slager suggested having an attendant directing traffic.

Mayor Bash suggested horse crossing signage installation be added to the conditions of approval. Mayor Bash asked City staff to check that "Illegal to Park in the Horse Trail" signage is in place in that area.

M/S BASH/NEWTON to adopt Resolution No. 2016-11, approving Swap Meet Permit 2015-01, approving the revision to Condition #28, and adding a condition that horse trail crossing signage be installed at the entrance to the church. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- B. Additional Funding Request for Norconian Club Hotel Temporary Repairs. (City Manager)

City Manager Andy Okoro reported that on November 18, 2015, the City Council approved a contribution of \$20,000 to the Lake Norconian Club Foundation (LNCF) to assist with temporary repairs to the Lake Norconian Hotel. LNCF has engaged contractors to perform the necessary repairs and wants to discuss their request to City Council for an additional City contribution in order to continue with temporary repairs to the Norconian Hotel.

Lake Norconian Vice President Su Bacon provided a presentation of the general timeline of the Norconian Hotel and District. Ms. Bacon briefly touched on the artists and architects involved with the design and construction of the Norconian Hotel. Ms. Bacon indicated that the Lake Norconian Club Foundation was founded to support history and noted that the

Norconian Hotel is on the national registry and should be protected. She said that communities that are effective in partnering with non-profits and supporting historic restoration tend to maintain strong economic growth.

In response to Council Member Grundmeyer, Ms. Bacon indicated that the Lake Norconian Club Foundation was established in 2006. Council Member Grundmeyer asked if Ms. Bacon could provide a monetary value on the artifacts contained in the Norconian Hotel in order to compare the value of the artifacts to the amount being requested by the Foundation. Ms. Bacon stated, for example, that the chandelier in the dining room could be placed a value of up to \$100,000 because of the Spanish Revival period design which is popular especially in the State of California.

Council Member Hoffman commented that in November 2015 when the City initially approved an appropriation of funds for LNCF, it was noted in the minutes that the court said if LNCF is successful in the CEQA lawsuit, they will be entitled to reimbursement. City Attorney Harper indicated that the CEQA lawsuit process is still ongoing. Ms. Bacon added that LNCF has won three of the judgments so far. In response to Council Member Hoffman, Ms. Bacon indicated that a future court date will not be scheduled until the artifacts are removed.

Council Member Hoffman asked if an oversight committee to review expenditures was formed. Ms. Bacon said that the committee consists of Mayor Pro Tem Newton and he oversees the construction, contractors, contracts, negotiations, and expenditures. In response to Council Member Hoffman, Ms. Bacon indicated that LNCF has also raised funds and noted that no public funds have been used for legal fees.

Mayor Pro Tem Newton reported on his role on the oversight committee. Mayor Pro Tem Newton reviewed bids with LNCF. He stated that the bulk of the cost is for roofing over the kitchen. Initially, the bids were in the \$30,000 - \$40,000 range. He suggested that the roofing repair be changed from the 5-ply system to the more conventional 3-ply system, which brought it down to the \$20,000 range. He then adjusted the amount to allow for unknown exposure, bringing the amount to \$30,000. Mayor Pro Tem Newton commented that the \$30,000 LNCF is requesting is fair and reasonable.

Pat Overstreet reminded the Council of initial discussions to purchase the Norconian Hotel for \$1. Ms. Overstreet said that she has supported the preservation of the Norconian Hotel since those initial discussions. She applauds LNCF's efforts through the court system to preserve the hotel. Ms. Overstreet said she appreciates the City's donation of \$20,000 and respectfully requested any additional funding. She commented on the "Golden Triangle" – SilverLakes, Ingalls Park and the Norconian Hotel.

Jodie Webber referenced the letter from Ms. Linda Dixon of LNCF attached to the staff report. Ms. Webber clarified that she is not counsel for the LNCF. Ms. Dixon's reference to her in the letter as reviewing documents is simply as a LNCF Board Member. Ms. Webber expressed that she recognized Council Member Hoffman's concerns being that she served on the Ad-Hoc Committee on Infrastructure Needs and Funding Options. The City has a specific interest in this property and questioned what message does it serve to the courts if

funding is declined. LNCF is simply requesting funding to prevent further damage and to protect the property.

Diane Markham of LNCF said she Googled “Norco Museum” and there were no results, yet within City limits is a historic treasure. Ms. Markham said that history must be preserved and shared with others. Ms. Markham requested support from the City Council.

Ed Clark said he has lived in the City for 46 years. Mr. Clark said he supports funding to protect the hotel.

Diane Collins, LNCF Board Member, said she can attest to the efforts to help preserve the Norconian. For the record, Ms. Collins noted that Ms. Webber recently joined the LNCF Board of Directors as the secretary. Ms. Collins requested funding assistance from the City. Speaking as a member of the Norco Area Chamber of Commerce, Ms. Collins said that the Norconian Hotel is a bright and shining star for the future economic development of the City.

Mayor Bash commented that the Norconian Hotel is part of a historic district of 19 features, buildings, and structures that are spread between the Navy base and the prison. The Norconian Hotel is the crown jewel. Mayor Bash expressed the difficulty in getting to this point. In terms of the artifacts, Mayor Bash said it is imperative to take the tapestry and chandeliers that are immediate danger down. He expressed concern about making the roof repairs a priority. Mayor Bash said that the Norconian Hotel is the second greatest asset in Riverside County next to the Mission Inn. He said the request for \$30,000 is fair and reasonable.

Mayor Pro Tem Newton stated that last year, the Council approved \$20,000 funding to LNCF and discussed the possibility of an additional \$30,000 in matching funds. He commented on the expenditures and the value engineering costs. Mayor Pro Tem Newton said the \$30,000 is fairly lean and suggested appropriating \$40,000.

M/S NEWTON/HANNA to approve a financial contribution to the Lake Norconian Club Foundation in the amount of \$40,000 for the specific purpose of temporary restoration of the Norconian Hotel.

Under Discussion:

In response to City Manager Okoro, Mayor Pro Tem Newton clarified that the \$40,000 appropriation is in addition to the \$20,000 committed previously by Council in November 2015. In response to Mayor Pro Tem Newton, City Manager Okoro stated that if this is a budget priority for the Council, then there are available funds for this Council action.

Council Member Hoffman stated that appropriating additional funds shows the City’s commitment to preserving history. Council Member Hoffman suggested continuing with the oversight committee and that the Council receive a quarterly report on the progress of the restoration and expenditures.

The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

6. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Grundmeyer requested to agendize including a student representative on the City Council.

M/S GRUNDMEYER/BASH to agendize a report on including a student representative on the City Council starting next school year. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Council Member Hoffman complimented Valley Crest for their extra maintenance efforts at Ingalls Park and Nellie Weaver Hall. Council Member Hoffman also encouraged residents to be prepared for the forecasted rain.

Mayor Pro Newton requested an update on the progress with Waste Management and Code Enforcement regarding illegal dumping as well as education and fines.

Mayor Bash recessed the public session at 8:45 p.m. in order for the City Council to continue discussion of Closed Session matters.

Mayor Bash reconvened the public session at 9:31 p.m.

City Attorney Harper indicated that there was no reportable action from Closed Session.

ADJOURNMENT

Mayor Bash adjourned the meeting at 9:32 p.m.

Cheryl L. Link, CMC, City Clerk