



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

**Wednesday, May 4, 2016  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

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**CALL TO ORDER:** 7:00 p.m.

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

**PLEDGE OF ALLEGIANCE:** Council Member Robin Grundmeyer

**INVOCATION:** Associate Pastor Pol Arciaga, Beacon Hill Assembly of God

**PROCLAMATIONS:** Poppy Week, May 9-15, 2016

Mayor Bash presented a proclamation to representatives from the Norco American Legion Auxiliary for Poppy Week honoring all veterans.

Mental Health Month

The representatives of Mental Health Month were unable to attend to receive the Proclamation.

Mayor's Monarch Pledge Month

Mayor Bash commented on the Mayor's Monarch Pledge Month requesting that all residents assist in creating habitats for the Monarch butterfly that will help protect the species.

**PRESENTATION:** Norco High School Agriculture Department Donation to Senior Center

Elizabeth Kavianian along with other members of the Norco High School Agriculture Department presented a donation to the City Council for the Norco Senior Center in the amount of \$233.30.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

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

Council Member Hanna:

- Attended a Riverside County Transportation Commission subcommittee meeting last Monday. From May 2 – 7, the southbound Interstate 15 at the 91 freeway will be closed in the evening. Go to [www.rctc.org](http://www.rctc.org) or the app, ie511, for updates on traffic conditions.
- Attended a meeting today of the Riverside Transit Agency Finance Subcommittee.
- Is a member of the Ingalls Park Master Plan Committee. The Arts Subcommittee installed horse sculptures last year and the remaining artwork will be installed by July 1, 2016.
- Attended a National Day of the Cowboy meeting. The event will take place at Ingalls Park on Saturday, July 23, 2016.
- On April 27, he and Mayor Pro Tem Newton attended a breakfast meeting with Sheriff Stan Smith at Polly's Pies.

Council Member Grundmeyer:

- Attended the Norco Fair Negotiations Contract meeting on April 27.
- Attended a meeting with Council Member Hoffman and the City's Historic Preservation Consultant on April 28 regarding the history of the Navy Base and historic preservation of the property.
- On April 30, attended the funeral of Anna Harper, who was a long-time member of Norco Citizens Patrol.
- Attended the Norco UNLOAD meeting on May 2.
- On May 3, met with City staff regarding options for youth participation in local government.

Council Member Hoffman:

- Attended a Riverside County Local Agency Formation Commission meeting last week.
- Participated in the James B. Evans Memorial Scholarship interviews at Norco High School.
- Is a member of the Veterans Memorial Committee and reminded the public of the continuous salute and ceremony on Monday, May 30 from 9am – 1pm at the George Ingalls Veterans Memorial Plaza hosted by the Norco American Legion.

Mayor Pro Tem Newton:

- Attended a Western Riverside County Regional Wastewater Authority (WRCRWA) meeting on April 28. WCRWA hosts Community Chats at the plant with two dates left through May.

Mayor Bash:

- Attended a Western Riverside Council of Governments (WRCOG) meeting. Commented on legislation SB 1102, which would centralize all transient occupancy tax. AB 2320 would pass laws limiting the use of drones. Homelessness, transportation, and infrastructure are also key issues in the County. Commented that former Council Member Kathy Azevedo will be receiving the 2016 WRCOG Award for Community Service.
- Attended a STAR meeting today at the Senior Center. By the year 2020, 28% of the population will be senior citizens.

- Is a member of the Measure GG Oversight Board. Norco Elementary is undergoing renovation from April 2016 to December 2017.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Hoffman pulled item 2.F. Mayor Pro Tem Newton pulled items 2.E., 2.G., and 2.H. Item 2.I. was pulled to allow for public comment.

**M/S HANNA/NEWTON to approve the remaining Consent Calendar items as presented. The motion was carried by the following roll call vote:**

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

- A. City Council Regular Meeting Minutes of April 20, 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. Continuation of an Annual Special Tax for Community Facilities District No. 93-1 for Fiscal Year 2016-2017. **Action: Adopted Resolution No. 2016-18, continuing the Annual Special Tax for Community Facilities District No. 93-1 for Fiscal Year 2016-2017.** (Finance Officer)
- D. Acceptance of the Equestrian Trail Fencing Project for Landscape Maintenance District No. 4 and Various Other City Locations as Complete. **Action: Accepted the Equestrian Trail Fencing Project for Landscape Maintenance District No. 4 and Various Other City Locations as complete and authorized the City Clerk to file a Notice of Completion with the County Clerk's Office.** (Deputy City Manager/Director of Parks, Recreation, and Community Services)
- E. Authorizing Issuance of the Chino Basin Desalter Authority Revenue Refunding Bonds Series 2016A. **Action: Adopted Resolution No. 2016-19, authorizing the inclusion of certain information in an Official Statement relating to the issuance of the Chino Basin Desalter Authority Revenue Refunding Bonds Series 2016A.** (Finance Officer)
- F. Acceptance of the Public Improvements at SilverLakes Equestrian and Sports Park as Complete. **Pulled for discussion.** (Director of Public Works)
- G. Appropriation for Reimbursement of Costs Related to Onsite SilverLakes Equestrian and Sports Park Water and Sewer Improvements. **Pulled for discussion.** (City Manager)

- H. Approval of Amendment No. 1 to the Memorandum of Understanding with Balboa Management, LLC Regarding Reimbursement Repayment Schedule for SilverLakes Equestrian and Sports Park. **Pulled for discussion.** (City Manager)
  - I. Approval of City-Wide Tree Trimming Services Agreement with West Coast Arborist, Inc. (WCA) and the City of Norco. **Pulled for discussion.** (Director of Public Works)
  - J. Acceptance of Modifications to Trail Fence Standards. **Action: Accepted the new PVC Equestrian Trail Fence Standard 706 and proposed modifications to existing Wood Equestrian Trail Fence Standard 705 and other miscellaneous standards that needed to be updated to incorporate the new trail fence requirements.** (Director of Public Works)
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR
- 2.E. Authorizing Issuance of the Chino Basin Desalter Authority Revenue Refunding Bonds Series 2016A. (Finance Officer)

Mayor Pro Tem Newton thanked Finance Officer Gina Schuchard for her work on this item. The refunding bonds result in an annual savings of approximately \$37,000.

**M/S NEWTON/BASH to adopt Resolution No. 2016-19, authorizing the inclusion of certain information in an Official Statement relating to the issuance of the Chino Basin Desalter Authority Revenue Refunding Bonds Series 2016A. The motion was carried by the following roll call vote:**

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

- 2.F. Acceptance of the Public Improvements at SilverLakes Equestrian and Sports Park as Complete. (Director of Public Works)

Council Member Hoffman pulled this item to comment that in the Ground Lease Exhibit H requires Notices of Completion. Staff confirmed that the notices will be prepared and filed with the County Recorder's Office.

Mayor Pro Tem Newton expressed concern with the installation of storm drain improvements and paving as there appears to be a gap in the inspections. Director Blais indicated that staff has been a part of all inspections since 2013 taking reports and pictures. There has been some work that was considered temporary but will be finalized. Mayor Pro Tem Newton said that the burden is on the developer to contact the City for inspections as work progresses. Building and Safety Division staff continue to keep in contact with Balboa on a daily basis. Staff is also holds weekly meetings to review progress.

Mayor Pro Tem Newton also expressed concern about the maintenance building not being constructed although the Ground Lease states that Balboa is responsible for all maintenance on site. Director Blais said that the maintenance building is not being constructed at this time and his understanding is that the building is for landscaping maintenance.

The following speakers commented in favor of the SilverLakes project and for approval of the item:

Sunday Barreto

Geoff Kahan

Pat Overstreet

Linda Dixon

RJ Brandes

Rosa Zuniga-Green

**M/S HOFFMAN/BASH to accept the onsite public improvements at SilverLakes Equestrian and Sports Park as complete. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

2.G. Appropriation for Reimbursement of Costs Related to Onsite SilverLakes Equestrian and Sports Park Water and Sewer Improvements. (City Manager)

In response to Mayor Pro Tem Newton, City Manager Okoro indicated that the original \$5,575,884.17 was paid through the 2009 water and sewer revenue enterprise bond proceeds. The remaining amount of \$424,115.83 will come from the Sewer Capital Project Fund and the Water Capital Project Fund. Mayor Pro Tem Newton expressed his concern that in 2013, a request for reimbursement stopped and almost three years later, the request for the remaining \$400,000 comes forward. In response, City Attorney Harper stated that the City has adhered to the terms of the contract. The Funding and Acquisition Agreement provides that reimbursement comes when the facilities are complete. Staff has spent the time reviewing the invoices to ensure that the costs related to the facility were accurate. Director Blais stated that the work was performed in 2015, which the inspectors verified. The last draw was in 2013, when the majority of the utilities were installed. Since the last draw in 2013, the work has been completed and verified in the amount of \$2.5 million.

Mayor Pro Tem Newton asked if there is any other fund this request could come from since the Water Capital Project Fund and the Sewer Capital Project Fund are distressed. In response, City Manager Okoro stated that the request is best appropriated from these funds since the improvements are water and sewer related.

Council Member Grundmeyer stated that she read through the Funding, Construction and Acquisition Agreement from 2011. The reference to the \$6 million is in the agreement three different times. There are some references in the agreement regarding inspections within ten

days following receipt of notice from the tenant. In Section 5.05, the agreement states that the City will pay for and finance the actual costs that are incurred by the tenant as to the cap amount of \$6 million. Council Member Grundmeyer said that in what she has read, Balboa has met the obligations.

Council Member Hanna said that Balboa has made significant progress in a short period of time.

Council Member Hoffman said that the City must have a reputation of integrity if it wants to continue to attract hotels and other businesses. Council Member Hoffman said that that the Council must carry on the contract.

The following speakers commented in favor of the project and urged the Council to approve:

Geoff Kahan  
Pat Overstreet  
Sunday Barreto  
Corinne Holder  
Linda Dixon  
Su Bacon  
RJ Brandes  
Rosa Zuniga-Green

Lou Paltza read a letter on behalf of Lisa Campbell. Ms. Campbell's letter expressed concerns about the SilverLakes project.

**M/S BASH/HANNA to adopt Resolution No. 2016-20, appropriating funds for reimbursement of costs related to onsite SilverLakes Equestrian and Sports Park water and sewer improvements. The motion was carried by the following roll call vote:**

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

- 2.H. Approval of Amendment No. 1 to the Memorandum of Understanding with Balboa Management, LLC Regarding Reimbursement Repayment Schedule for SilverLakes Equestrian and Sports Park. (City Manager)

Mayor Pro Tem Newton said he pulled this item because it went along with item 2.G.

**M/S HANNA/BASH to approve Amendment No. 1 to the Memorandum of Understanding regarding the reimbursement repayment schedule for SilverLakes Equestrian and Sports Park. The motion was carried by the following roll call vote:**

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

2.I. Approval of City-Wide Tree Trimming Services Agreement with West Coast Arborist, Inc. (WCA) and the City of Norco. (Director of Public Works)

Pat Overstreet expressed her concern that trees in the City are cut far more than 50%. She suggested that West Coast Arborists trim trees with care. Ms. Overstreet said she hopes the City has a tree trimming policy that would support a true urban forest like the cities of Upland and Redlands. Ms. Overstreet also suggested that business also take care in trimming trees in parking lots to provide shade in the hot summer months.

Norvah Williams commented that she has 85 eucalyptus trees on her property and for the first 25 years, Southern California Edison came out every three years to top the trees off. Now they are coming every six months. Recently, she has denied SCE entry onto her property.

Mayor Bash said that he and Mayor Pro Tem Newton have had conversations with SCE regarding this issue. SCE takes the position that they have a right to cut the trees because of safety issues.

Council Member Hoffman said that this came about because of residential safety. Other cities are having problems with older trees and the drought has accelerated the issue of old, dead trees and limbs falling.

**M/S HOFFMAN/BASH to approve the Professional Maintenance Service Agreement with West Coast Arborist for the City's Annual Maintenance of its Urban Forest. The motion was carried by the following roll call vote:**

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

4. PUBLIC COMMENTS:

Pat Overstreet reminded the Council and public of the 10<sup>th</sup> Annual Ranch Tour this Saturday, May 14<sup>th</sup> from 11-4pm. More information can be found at [www.friendsofnorcohills.com](http://www.friendsofnorcohills.com).

Susan Smith and Betty Bullman, partners in Parkside Horseshows, which puts on shows at SilverLakes, has moved to a two-day, two-arena model. The shows have increased in popularity and commented on the upcoming schedule. Ms. Smith and Ms. Bullman expressed their excitement to be part of SilverLakes as they have received numerous positive comments.

5. PUBLIC HEARINGS:

A. Ordering Abatement of Weeds on Vacant Lots. (Battalion Chief)

Battalion Chief Lane reported that the proposed resolution orders the abatement of weeds and authorizes the Fire Department's weed abatement contractor to begin abating weeds on vacant properties whose owners did not comply with the Notice to Abate Spring weeds.

Mayor Pro Tem Newton asked how the list is determined and referenced a couple of properties that are currently under construction and/or do not have weeds. Battalion Chief Lane indicated that the list is a master list, 120 parcels, of all vacant properties in the City and each parcel received a letter in March. Inspections were completed as of April 23<sup>rd</sup>, 40 parcels are non-compliant. City Attorney Harper stated that this item is a public hearing to allow members of the public to object. If the property owners have abated, then the contractor removes the parcel from the list. For those properties that the contractor abates, they are sent an invoice.

Council Member Grundmeyer commented that the list was revised on April 14<sup>th</sup> and the inspections were completed on April 23<sup>rd</sup>. Council Member Grundmeyer expressed her concern of making the master list public as it can be confusing and misleading.

Council Member Hanna commented on a five-acre parcel located on Valley View Avenue between Fifth and Sixth Streets that is full of weeds. He questioned why the parcel didn't make the list. Battalion Chief Lane said he would follow up.

**Mayor Bash opened the public hearing.**

Sunday Barreto commented that her property was on the list but there are no weeds on her property. Ms. Barreto suggested that the City consider publishing a weed abatement list rather than a vacant parcel list.

**With no one else wishing to speak, Mayor Bash closed the public hearing and returned the discussion back to Council.**

Mayor Bash indicated that the City Manager and the Battalion Chief will revise how the weed abatement notification process is handled.

**M/S BASH/NEWTON to adopt Resolution No. 2016-21, declaring that weeds and hazardous vegetation, upon or in front of vacant property in the City of Norco, constitute a public nuisance and ordering the abatement. The motion was carried by the following roll call vote:**

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

- B. Resolution Approving, Authorizing, and Directing Execution of the Joint Exercise of Powers Agreement Relating to the California Public Finance Authority and Other Matters Pertaining Thereto. (City Manager)

City Manager Andy Okoro reported that Balboa Management, LLC. is in the process of securing additional financing for Phase II improvements on the SilverLakes Equestrian and

Sports Park property through the California Public Finance Authority (CalPFA), a Joint Exercise of Powers Authority (JPA). In order to meet state law and the policy requirements for the issuance of certain private activity bonds, CalPFA has adopted a policy to not issue bonds or other forms of indebtedness unless the governing body of a Member in which the proposed project is located approves issuance of bonds for the project. The SilverLakes Project is in the jurisdiction of the City of Norco and therefore, the City's approval is required before bonds can be issued on behalf of Balboa Management LLC by CalPFA.

In response to Mayor Pro Tem Newton, City Manager Okoro indicated that the bond amount is not to exceed \$6 million. The interest rate is not known until the bonds are sold. City Attorney Harper indicated that the City is not giving up any lien position and if Balboa were to default, the City's position is not affected. The CalPFA Bond Counsel indicated that there is no liability to the City regarding the bond issuance and no liability to the City to be a member of CalPFA.

Council Member Hoffman noted that the Joint Exercise of Powers Agreement formed just last year and there are already eight member agencies. City Manager gave a list of CalPFA member cities, including City of Compton, City of Inglewood, Marin County, Town of Los Altos Hills, Kings County, Housing Authority of Kings County, City of Santa Ana, City of Stockton, Contra Costa County, Alameda County, San Diego County, City of Fresno, and the City of Palmdale is expected to join.

**Mayor Bash opened the public hearing.**

Lance Gregory commented that his motives were questioned when he began to inquire about CalPFA bonds. He researched by reaching out to Council and staff as well as the director of CalPFA to get clarification. Mr. Gregory's research was done to ensure that the City would not be faces with technicalities or possible fines.

Geoff Kahan commended Mayor Pro Tem Newton for his due diligence on this matter to ensure the City is not liable. Mr. Kahan wants to see SilverLakes be successful and for Phase II to begin.

Lou Paltza read a letter on behalf of Lisa Campbell. Ms. Campbell expressed her concerns about the SilverLakes project. She commented on the deed restriction for the SilverLakes property and that a mixed use project is prohibited. City Attorney Harper indicated that Ms. Campbell's letter is factually incorrect and that uses listed in documents approved by the City are consistent with use of the property pursuant to the deed restriction.

Pat Overstreet indicated that she supports approval of this item.

Linda Dixon commented that she supports approval of this item as Phase II needs to be initiated.

Sunday Barreto requested that Council approve this item. As SilverLakes brings tax revenue to Norco and brings name recognition to the City.

RJ Brandes suggested that Ms. Campbell appear in person to make her comments.

Joanne Aikins urged support of this item.

Rosa Zuniga-Green thanked staff for their work and asked Council to support this item.

**With no one else wishing to speak, Mayor Bash closed the public hearing and returned the discussion back to Council.**

City Attorney Harper added that there is a misunderstanding of what the validation action accomplished. When the judge imposed the deed restriction, the definition of the uses was contained in half a sentence. The purpose of the validation action was to give some assurance that the proposed uses were consistent with that half-sentence definition. Even if there was no validation action, that doesn't change the ability for this project to meet the definition imposed by the deed restriction.

**M/S BASH/HOFFMAN to adopt Resolution No. 2016-22, approving, authorizing, and directing execution of Joint Exercise of Powers Agreement relating to the California Public Finance Authority and other matters pertaining thereto. The motion was carried by the following roll call vote:**

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

6. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Lt. Eric Briddick gave a brief biography of Deputy James Evans.

Public Works Director Blais updated the Council on the traffic calming measures on North Avenue. Many of the measures have been implemented already. The rest on red at Crestview and North is active. Stop signs, speed limit signs, and no turn on red signs have been installed. The speed feedback signs have been ordered. In response to Mayor Pro Tem Newton, staff is working on viable options for additional innovative traffic calming measures on California and North.

In response to Council Member Hoffman, City Manager Okoro indicated that staff is working on providing an update regarding Emergency Response.

Council Member Hanna commented on several fire hydrants which are covered with black plastic bags and asked how long they would be out of service. Director Blais stated that staff is working with the contractor to get the repairs completed as soon as possible.

**ADJOURNMENT**

Mayor Bash adjourned the meeting at 9:28 p.m. in honor of Deputy James Evans.