



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

Wednesday, August 7, 2019

City Council Chambers, 2820 Clark Avenue, Norco, CA 92860

CALLED TO ORDER: 5:00 p.m.

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

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

CLOSED SESSION:

54956.8 - Conference Real Property Negotiation

Property: APNs: 121-110-001 and 121-110-003

City Negotiator: City Manager Andy Okoro

Under Negotiation: Price and Terms

54956.8 - Conference Real Property Negotiation

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

City Negotiator: City Manager Andy Okoro

Under Negotiation: Price and Terms

§54957- Performance Evaluation

Title: City Manager

RECONVENE PUBLIC SESSION: 7:05 p.m.

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

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

PLEDGE OF ALLEGIANCE: Council Member Kevin Bash

INVOCATION: Father Mendoza, St. Mel's Catholic Church

EMERGENCY DISCUSSION ITEM REQUEST

Council Member Bash requested City Council add an emergency discussion item to discuss the placement of a plaque or dedication to be placed at George Ingalls Equestrian Event Center to honor Kathy Azevedo and the work she has done for the City of Norco.

M/S BASH/HANNA to add a discussion item regarding placement of a plaque in dedication to Kathy Azevedo for her dedicated work and support in the City of Norco to the agenda. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, NEWTON, HOFFMAN, GRUNDMEYER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

PRESENTATIONS:

Waste Management

Glenda Chavez from Waste Management gave an update on the status of recycling in California. Glenda discussed the current state of the recycling market, contamination prevalence and impacts, value of recyclable materials, State regulations, organics, and Community outreach and education. Glenda answered questions and discussed concerns from the City Council Members.

California Redistricting Commission

Citizens' Redistricting Commissioner Jodie P. Filkins Webber discussed redistricting, how it coincides with the census, and the application process to become a Citizens' Redistricting Commissioner. Jodie answered questions and discussed comments from the City Council Members.

CITY COUNCIL BUSINESS ITEMS:

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

Mayor Pro Tem Hanna

Mayor Pro Tem Hanna discussed the following topics:

- Video of 15 Facts on the 15 Freeway from Riverside County Transportation Commission
- RTA Ridership is on the rise.
- New Beach Bus - CommuterLink Express Route 202 from Murrieta and Temecula to the Oceanside Transit Center.
- College Student Ridership on the rise thanks to the Go-Pass and U-Pass programs
- Vector Report – Spraying continues along Santa Ana River to combat mosquito breeding.

Council Member Hoffman

July 18: Attended the Norco Horsemen's Association meeting and presented the National Day of the American Cowboy event

July 19: Was the Master of Ceremonies at the Concert in the Park

July 22: Presented a City update at Norco Community Town Hall Meeting

July 23: Met with Southern California Gas Company representative

July 27: Attended National Day of the American Cowboy Event

July 31: Met with staff and members of the Gateway Development

August 2: Assisted in the presentation of season end trophies for the Youth Basketball Program

August 3 & 4: Attended the Riverside County Barrel Racers event at George Ingalls Equestrian Event Center

August 5: Assisted Ingalls Park personnel in reconditioning and upgrading Moreno Arena

August 5: Met with members of the Veteran's Committee discussing upcoming events, POW-MIA Day on September 20th, Veteran's Day on November 11th and Pearl Harbor at the Navy Base on December 7th

August 6: Participated in the National Night Out event at SilverLakes as a member of Norco Animal Rescue Team

August is Rodeo Month at George Ingalls Equestrian Event Center with the National Police Rodeo on Sunday, August 11th, the California High School Rodeo on August 17th and the Norco Mounted Posse Rodeo on August 23rd, 24th, & 25th.

Council Member Bash

August 5: Attended WRCOG Executive Committee meeting

August 6: Attended Senior Advisory Committee meeting

Council Member Bash discussed the League of California Cities Top Eleven Priority Bills in Final Weeks of the Legislative Session and the Southern California Association of Governments Public Hearing on proposed Regional Housing Needs Assessment Allocation Methodology.

Council Member Newton

August 1: Attended the Special Board of Directors meeting for the Chino basin Desalter Authority.

Mayor Grundmeyer

July 17: Attended Norco Area Chamber of Commerce Luncheon

July 18: Attended the Eastvale State of the City Community Event

July 27: Attended the Day of the American Cowboy Event

July 29: Attended a meeting with School on Wheels Program

July 30: Attended Crystal Roses Youth Program presentation

July 31: Attended Gateway Development Meeting

August 1: Spoke at The Inland Gateway Association of Realtors meeting

August 6: Attended meeting with Assemblywoman Sabrina Cervantes

August 6: Attended National Night Out Event at SilverLakes

Mayor Grundmeyer discussed National Night Out Event on August 6, and thanked the Norco Staff for their hard work and putting on a great event.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Newton Pulled Item 2 C.

M/S BASH/HOFFMAN to approve the remaining Consent Calendar Items as presented. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, NEWTON, HOFFMAN, GRUNDMEYER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- A. Waive Reading of all Ordinance Adoptions on this Agenda and Read by Title Only. **Action: Waived reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the agenda shall be determined to have been read by title and further reading waived. (City Clerk)**
- B. City Council Regular Meeting Minutes of July 17, 2019. **Action: Approved the City Council special meeting and regular meeting minutes of July**

17, 2019. *(City Clerk)*

- C. Approval of the Tyler Technologies, New World Community Development Software Implementation and Service Agreement with Tyler Technologies, Inc. **Recommended Action: Approve the Tyler Technologies, New World Community Development Software Implementation, and Service Agreement with Tyler Technologies.***(Deputy City Manager)*
- D. Public Works Warehouse Building Project located at the intersection of Fifth Street and Valley View Avenue. **Action: Accepted the Public Works Warehouse Building Project as complete and direct the City Clerk to file the Notice of Completion with the County of Riverside.** *(Public Works Director)*
- E. Hidden Valley Parkway Pavement Rehabilitation Project located on Hidden Valley Parkway between Hamner Avenue and Interstate 15. **Action: Accepted the Hidden Valley Parkway Pavement Rehabilitation Project as complete and direct the City Clerk to file the Notice of Completion with the County of Riverside.** *(Public Works Director)*
- F. Fiscal Year 2019 California State Fire Marshal Annual Inspection Compliance Report. **Action: Received and Filed** *(Fire Battalion Chief)*
- G. Riverside Transmission Reliability Project - Joint Resolution with the Cities of Jurupa Valley and Eastvale. **Action: Adopted Joint Resolution No. 2019-47, of the City Councils of Jurupa Valley, Eastvale, and Norco supporting underground transmission lines for the proposed Riverside Transmission Reliability Project now pending before the California Public Utilities Commission (Application 15-04-013).** *(City Manager)*
- H. Designation of Voting Delegate and Alternate for the 2019 League of California Cities Annual Conference. **Action: Adopted Resolution No. 2019-48, appointing Council Member Kevin Bash as the voting delegate and Mayor Pro Tem Berwin Hanna as the alternate delegate to represent the City of Norco at the 2019 League of California Cities Annual Conference.** *(City Clerk)*
- I. Approval to Submit a Grant Application through Cal Trans FTA Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities. **Action: Approved grant submittal for FTA Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities.** *(Deputy City Manager)*

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

- 2.C. Approval of the Tyler Technologies, New World Community Development Software Implementation and Service Agreement with Tyler Technologies, Inc. *(Deputy City Manager)*

IT Administrator Matt Boudreaux presented a report on the Tyler Technologies, New World Community Development Software Implementation and Service Agreement, which will replace the City's current land management software (Accela Permits Plus) which is no longer supported by the application developer and does not meet the current and future needs of the Planning, Building & Safety, Code Enforcement and Inspection Divisions. Matt stated that over the past year, the Planning and Community Development departments evaluated products from multiple vendors.

Council Member Newton had questions related to Tyler Technologies and their reliability.

IT Administrator Matt Boudreaux and Deputy City Manager Petree answered Council Member Newton's questions regarding complaints by users of Tyler Technologies Court Module.

Public Comment:

Geoff Kahan spoke in regards to Tyler Technologies and an email he sent to City Council regarding Tyler Technologies performance. He noted that his concerns have been addressed by staff.

M/S NEWTON/BASH to approve the Tyler Technologies, New World Community Development Software Implementation, and Service Agreement. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, NEWTON, HOFFMAN, GRUNDMEYER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

4. PUBLIC COMMENTS:

JT Garoutte spoke regarding recognizing Kathy Azevedo for her service to the City of Norco.

Bill Naylor spoke regarding trails, the Measure R Committee, Code Enforcement, and weeds.

5. DISCUSSION/ACTION ITEMS:

A. Western Community Energy Update *(City Manager)*

City Manager Okoro and WRCOG Director Rick Bishop presented an update on Western Community Energy discussing that the City of Norco City Council voted to join six other jurisdictions, in August of 2018, creating the Western Community Energy (WCE), a Joint

Powers Authority (JPA). They further described, that WCE is a Community Choice Aggregation (CCA) program modeled after similar existing programs in California pursuant to state law (AB 117, 2002) and CCAs provide many benefits to residents and businesses in their jurisdiction including choice of electricity provider; ability to set energy rates locally; ability of customers to choose their mix of energy; competitive rates; and retention of existing special rates and programs. It was further discussed that the initial jurisdictions that comprise WCE including the cities of Eastvale, Hemet, Jurupa Valley, Norco, Perris, and Wildomar are looking to launch in 2020 and WCE had originally intended to begin providing service to its member jurisdictions in April 2020. However, recently, Southern California Edison (SCE) announced that because of implementation of a new billing system, it could not support the April 2020 launch; SCE has been working with WCE to agree on an alternate date, which as of this writing appears to be during the summer of 2020. City Manager Okoro and Director Rick Bishop stated that before WCE can begin to provide services, it must first procure Resource Adequacy from SCE to ensure sufficient electric generation is available to meet WCE's peak demands during the summer months and if the City decides to withdraw from WCE after the execution of energy contracts, WCE would look to sell the energy previously purchased on behalf of the City and if WCE is unable to sell the energy for the price it paid, the City will be liable for the difference. The amount of any potential loss to the City cannot be determined at this time

Council Member Hoffman supported WCE and their work and stated that he has learned a lot from the meetings.

Council Member Bash stated that he has not been in the process but he has great faith in the staff to implement this.

M/S BASH/HOFFMAN to receive and file the Western Community Energy Update. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, NEWTON, HOFFMAN, GRUNDMEYER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

B. Proposed Purchase and Sale Agreement and Escrow Instruction between the City and RBE NORCO-JFH 1 LLC. (City Attorney)

City Attorney Harper presented a report on the Proposed Purchase and Sale Agreement and Escrow Instruction between the City and RBE NORCO-JFH 1 LLC. City Attorney Harper discussed that the former Norco Redevelopment Agency (RDA) owned certain unimproved real property consisting of two parcels and comprising a total of 7.31 acres located generally at River Road and Second Street, and the property is now owned by the City as Successor Housing Agency following the dissolution of the RDA. City Attorney Harper stated that RBE NORCO-JFH 1, LLC is the owner of real property adjacent to or near the RDA property and RBE proposes to purchase the RDA property based upon its desire to develop its property and the RDA property as "Horse Town Ranch Retirement Community", potentially composed of approximately three (3) acres of western themed

retail and 11.9 acres of senior living facility, with a proposed 549 residential units, 7.4 acres of open space and a 19,200 square foot community center. City Attorney Harper emphasized that this Project has not been considered, nor approved, by the City and will be publicly considered by all applicable Commissions and the City Council and require the adoption of a Site Plan.

Council Member Newton had questions and concerns related to the Purchase and Sale Agreement wording and the zoning of the property.

City Attorney Harper and Planning Director King answered questions and discussed the concerns of Council Member Newton.

Public Comment:

Linda Dixon spoke in opposition regarding the Purchase and Sale Agreement stating that there should be a regular sale of the property.

Council Member Hanna questions if there was a zone change needed.

City Attorney Harper confirmed there is no zone change required.

Mayor Grundmeyer discussed the purchase and sale agreement and the escrow instructions. She described in detail the process as it is outlined in the agreement.

City Attorney Harper stated that the City has been trying to sell this property at the best rate but could never get close to a fair price. He stated that this project will get the price that is deserved.

Council Member Newton discussed the agreement wording and asked if it could go back to be massaged.

City Attorney Harper stated it could be rewritten but if the Planning Commission and City Council do not agree on what is submitted to be built then no sale will be completed.

Mayor Grundmeyer addressed information that was put on social media regarding advertisement by property owners and reiterated no project has been approved for this property as of yet. It is all conceptual at this point.

Council Member Bash discussed the importance of this project and protecting the community of Norco.

M/S HOFFMAN/HANNA to Approve the Purchase and Sale Agreement and Escrow Instructions between the City and RBE NORCO-JFH 1 LLC. The motion was carried by the following roll call vote:

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

ABSTAIN: NONE

6. PUBLIC HEARINGS:

- A. Confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. *(Fire Battalion Chief)*

Fire Chief Lane presented the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City.

Council Member Hoffman had questions related to the contractors assigned to weed abatement.

Council Member Hanna had question on the contractor's prices and how they abate.

Fire Chief Lane answered the Council Members questions.

M/S BASH/HOFFMAN to adopt Resolution No. 2019-49, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. The motion was carried by the following roll call vote:

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

The following item was continued off calendar and not heard.

- B. Entertainment Permit 2019-01 (Nichols): A request for approval to allow live entertainment at Filippi's Pizza Grotto and Last Chance Inn located at 1192 Sixth Street in the C-4 "Commercial" Zone. *(Planning Director)*

Emergency Discussion Item

Council Member Bash recommended to Council that a plaque or dedication be place at George Ingalls Equestrian Event Center to honor Kathy Azevedo and her work she has done for the City of Norco.

Council Member Hoffman had concerns to the location of the plaque and how discussed that the Veterans Committee had discussed ideas already for a Veterans tribute at gate five at Ingalls Park and suggested that another location be chosen

Council Member Bash asked for other suggestions to a location

Council Member Hoffman suggested Gate 1 at Ingalls Park.

Public Speakers:

Geoff Kahan spoke regarding the Veterans Committee and agreed with Council Member Hoffman that Gate 5 should be for the Veterans. Mr. Kahan also stated he was in favor of a plaque or dedication for Kathy Azevedo but in another location at Ingalls Park.

Corinne Holder agreed that Gate 5 should be for Veterans Memorial but another location should be chosen to honor Kathy Azevedo. She suggested that possibly when a Community Arena is built it could be in her honor.

Su Bacon discussed support for a plaque or dedication for Kathy Azevedo, discussed the Veterans Memorial, and discussed that she supports the dedication being placed with the Veterans memorial.

Council Member Hanna agreed with Council Member Hoffman and suggested that one of the arenas be dedicated for all the riders to see when they come to compete.

Council Member Hoffman discussed a compromise, placing the plaque at the Stage Coach Public Art display until a new arena is built.

Council Member Bash agreed with placing the plaque at the Stage Coach overlooking the City of Norco.

M/S BASH/HANNA to place a plaque in dedication to Kathy Azevedo and her dedicated work and support in the City of Norco at the Public Art Stagecoach Installation overlooking the City of Norco. The motion was carried by the following roll call vote:

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

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS

Council Member Newton asked City Manager of the status of Code Enforcement education on weed abatement in the community.

City Manager stated that staff is working on finalizing public education material regarding weed abatement on trails and parkways.

Council Member Hoffman asked about Code Enforcement being proactive not reactive.

Mayor Pro Tem Hanna discussed National Night out successes and thanked staff for their hard work.

Finance Director Schuchard discussed National Night out success and how much fun it was.

ADJOURNMENT

Mayor Grundmeyer adjourned the meeting at 10:04 p.m.

Dana Roa, CMC, City Clerk