



**MINUTES**  
**CITY OF NORCO**  
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY/  
NORCO FINANCING AUTHORITY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
MARCH 4, 2009

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CALL TO ORDER: Mayor Azevedo called the meeting to order at 6:05 p.m.

ROLL CALL: Mayor Kathy Azevedo, **Present**  
Mayor Pro Tem Malcolm Miller, **Present**  
Council Member Frank Hall, **Present**  
Council Member Berwin Hanna, **Present**  
Council Member Richard L. MacGregor, **Present**

**Staff Present** -- Allred, Cooper, Frye, Jacobs, King, Okoro, Oulman, Paakkonen and Thompson

City Attorney John Harper -- **Present**

The City Manager recommended that the City Council amend the Closed Session Agenda to add a discussion relative to the Norco Firefighters Association and the Norco Battalion Chiefs Association due to late arriving information regarding the 3% at 50 actuarial; Fire Chief Frye will join the Negotiating Parties. **M/S Hanna/Hall to amend the Closed Session Agenda as recommended. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR, MILLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

THE CITY COUNCIL RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

**Section 54957.6 – Conference with Labor Negotiator**

Negotiating Parties: City Manager Allred, Director of Fiscal & Support Services Okoro, Human Resources Analyst Paakkonen, and Fire Chief Frye

Employee Organization: Norco Firefighters Association  
Norco Battalion Chiefs Association  
Norco General Employees Association  
Norco Public Works & Parks Maintenance Workers Association

RECONVENE PUBLIC SESSION: Mayor Azevedo reconvened the meeting at 7:10 p.m. and announced that the City Council will recess back to Closed Session following the Open Session portion of the meeting.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Miller

INVOCATION: Pastor Vernie Fletcher  
*Grace Fellowship Church*

PRESENTATION: Mayor Azevedo encouraged everyone to participate in the 2009 City of Norco Relay for Life – Horsetown USA Team for Gerry Sassin

Mayor Azevedo introduced the new President of Norco Horsemen's Association, Tom Willison

Norco Chamber of Commerce President Kevin Russell introduced the 2009 Miss Norco, Nicole Schulz, and three Miss Norco Princesses

**REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:**

**M/S Macgregor/Hanna to approve the items as recommended on the CRA Consent Calendar. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR, MILLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: HALL FROM 1.A.**

1. CRA CONSENT CALENDAR ITEMS:

- A. CRA Minutes, Regular Meeting of February 18, 2009. **Recommended Action: Approve the CRA Minutes** (City Clerk)
- B. Acceptance of Bid and Award of Contract to Hardy & Harper, Inc. for the Street Improvements at River Road and Second Street Project. **Recommended Action: Accept bids submitted for the installation of street and traffic signal improvements at River Road and Second Street, award a contract to Hardy & Harper, Inc. in the amount of \$333,000, and authorize the Executive Director to approve contract change orders up to 10 percent of the contract amount.** (City Engineer)

2. CRA ITEM FOR ACTION:

- A. Norco Chamber of Commerce Payment Request. **Recommended Action: Direction Requested** (Executive Director)

**Executive Director Allred presented the CRA item.**

**Kevin Russell, Norco Chamber of Commerce President (spoke on behalf of Jaime Rea, 312 N. Cota St., #H, Corona; Gary Hendrickson, 828 Wrangler Way, Norco; Pamela Smith, 1135 Seventh Street, Norco; Robin Kilcoyne, 6405 Dana Ave., Mira Loma; Nicole Schulz, 3372 Deputy Evons Dr.; Aubrie Verduzco, 4222 Hillside Ave.; Megan Oliver, 1885 Alhambra St.; Chelcee Hatfield; and Laurie Stutzman, 4467 Trail St.).** Mr. Russell spoke in favor of the financial assistance provided to the Chamber from the Norco Redevelopment Agency. Mr. Russell stated that the Chamber currently has 450 members, which represent 50% of Norco's businesses. Mr. Russell stated that the Chamber offers a place for people to go with questions and also serves as a Visitor's Center. He further stated that the Chamber is a viable organization to the City and added that the Chamber received many calls regarding the City's loans given to the two auto dealerships, as well as the City becoming an Executive Partner with the Corona Chamber, and did not have any information from the City to use to respond to the calls. He noted that he did not mention the Norco Valley Fair, as it is a fund raiser. Mr. Russell also noted that the admission price for this year's fair will be reduced. Mr. Russell distributed to the Agency Board Members a report from the Norco Chamber of Commerce Budget and Planning Committee outlining the current status of projects that the Chamber is working on along with a proposed contact log that would demonstrate the types of services the Chamber provides on a day-to-day basis. The proposed report will be turned in on a quarterly basis

**Agency Board Member MacGregor** stated that we are dealing with public funds and that even with all the data that was provided, a budget has not been received from the Chamber and it is unknown how the Chamber's money is spent. He further requested that the City receive from the Chamber a profit and loss statement, as well as a proposed budget before money is given to them.

**Agency Board Member Hall** stated that he had no questions but has observed that we all know that there have been troubles the last few years. He agreed that the funds would be provided to the Chamber in faith that we are supporting a Chamber that is coming back and becoming effective again.

**Agency Board Chairman Azevedo** stated, in response to Mr. Russell's comments regarding not being informed on the City's loans to the Auto Malls as well as the Executive Partnership with the Corona Chamber of Commerce, that a Chamber representative should be at all of the Council/Agency Board meetings to keep informed on the City's matters. She further stated that it is not the City's job, but the Chamber's job to find out what is happening in the City. Chairman Azevedo spoke on the Agency's decision to become an Executive Partner with the Corona Chamber and how it would benefit Norco's business community. She is in Agreement with Board Member MacGregor that the City should receive the profit and loss statement and a proposed budget before the funds are given to the Chamber in

order to show the Norco residents accountability. She stated that the traditions are strong in the Chamber and throughout the turbulent years, they have managed to hold together.

**Agency Board Member Hanna** spoke on the lack of interest from the Chamber at the previous Agency meeting with the funding was on the agenda. He noted the decrease in sales tax during the 2<sup>nd</sup> and 3<sup>rd</sup> quarters of 2008 from 2007. Board Member Hanna does not support this action at this time.

**Agency Board Vice Chairman Miller** stated that clearly there are some positives with the staff additions at the Chamber. He also noted the fact that nobody represented the Chamber the first time these discussions were held. Vice Chairman Miller stated that a favorable direction to go would be to develop a regional chamber but also sees value in a local chamber of commerce. He would be willing to match the amount given to the Corona Chamber in the amount of \$10,000.

**M/S Azevedo/Hall to provide \$15,000 of Norco Redevelopment Agency funds to the Norco Chamber of Commerce with the condition that within 30 days the City will receive a full profit and loss statement and proposed budget from the Norco Chamber of Commerce. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, MACGREGOR**  
**NOES: HANNA, MILLER**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**REGULAR JOINT CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY/NORCO FINANCING AUTHORITY (NFA) AGENDA AS FOLLOWS:**

**Harvey Sullivan, 4561 Hillside.** Mr. Sullivan questioned information on the draft minutes regarding discussion of a potential Grounds Fee for participants in rental events at the Ingalls Equestrian Event Center to cover the City's costs.

**M/S Hanna/Hall to approve the items as recommended on the Joint City Council/CRA/NFA Consent Calendar, the motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR, MILLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**3. REGULAR JOINT CITY COUNCIL/CRA/NFA CONSENT CALENDAR ITEM:**

- A. City Council/CRA/NFA Minutes, Joint Special Meeting of February 23, 2009.**  
**Recommended Action: Approve the Minutes** (City Clerk)

**ADJOURNMENT OF CRA AND NFA: 8:16 p.m.**

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

**M/S Hall/Miller to approve the City Council Consent Calendar Items as recommended. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR & MILLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: HALL on 4.A.**

**4. CITY COUNCIL CONSENT CALENDAR ITEMS:**

- A. City Council Minutes, Regular Meeting of February 18, 2009. **Recommended Action: Approve the City Council Minutes** (City Clerk)
- B. Project Status Update for Wyle Laboratories Norco Facilities Site. **Recommended Action: Receive and File** (City Manager)
- C. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval.** (City Clerk)
- D. Amendment No. 3 to Exercise of Powers Agreement Creating the Western Riverside County Regional Conservation Authority. **Recommended Action: Approval** (Planning Manager)
- E. Request for Additional Deferred Loan Funding for Housing Rehabilitation Case No. 2NR10.08.02 in the Amount of \$15,000. **Recommended Action: Approval** (Housing Manager)
- F. Action Minutes for Planning Commission Meeting of February 25, 2009. **Recommended Action: Receive and File** (Planning Manager)

**5. CITY COUNCIL CONTINUED PUBLIC HEARING:**

- A. City Initiated Proposal to Add Chapter 14.04.670 to the Norco Municipal Code Regarding Restrictions on Additives to the Public Water Supply. (Code Amendment 2009-02)

*The former City of Norco Community Services Commission recommended that staff develop an ordinance establishing criteria that assures that if the City or any other entity choose to add a substance to the public water supply for the specific purpose of treating people rather than water, the substance must have gone through the appropriate approval process prior to being added to the water supply. The proposed Ordinance is intended to ensure water supplied by the City of Norco is safe to drink.*

**Recommended Action: Adopt Ordinance No. \_\_\_\_ for first reading.**  
(Director of Public Works)

**Director Thompson presented the Council item.**

**Mayor Azevedo OPENED the continued public hearing, indicating that proper notification had been made and asking for the appearance of those wishing to speak.**

**Mayor Azevedo CLOSED the continued public hearing.**

**M/S Hall/Miller to Adopt Ordinance No. 906 for first reading. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR & MILLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**6. CITY COUNCIL PUBLIC HEARING:**

- A. Silverlakes Equestrian and Sports Park: Conditional Use Permit and Environmental Impact Report (Belstarr Sports Management, LLC)**

*Belstarr Sports Management, LLC, in cooperation with the City of Norco and the Norco Redevelopment Agency, plans to develop a high quality equestrian and sports park on the Silverlakes property. Belstarr will enter into a long-term lease agreement in order to develop the project on the 122-acre property owned by the Norco Redevelopment Agency. The proposed equestrian and sports park is a permitted use upon approval of a conditional use permit (CUP). An environmental impact report (EIR) has been prepared to address potential significant impacts that could be anticipated from construction and implementation of this "public-private" project. Mitigation measures have been recommended for potential environmental impacts as feasible, and they have been incorporated as conditions of approval on the project. The Final EIR includes a Statement of Overriding Considerations for environmental impacts that, after mitigation, cannot be reduced to less-than-significant levels.*

**Recommended Actions:**

- 1. Adopt Resolution 2009-\_\_\_\_ certifying that the environmental impact report is complete and has been prepared in accordance with the California Environmental Quality Act.**
- 2. Adopt Resolution 2009-\_\_\_\_ approving Conditional Use Permit 2008-09 in accordance with conditions of approval set forth in said resolution.**  
(Planning Manager)

**Planning Manager King presented the Council item and recommended that Condition No. 106 be revised to remove the condition that the pond will be stocked for fishing.**

**Council Member Hanna** stated that the CUP should refer to the Northwest Mosquito and Vector Control District throughout the document rather than the Riverside County Mosquito and Vector Control Agency.

**Kent Norton, representing Michael Brandman Associates**, presented information on the EIR. Gave presentation in regards to the EIR and issues involved and identified.

**Mayor Azevedo OPENED the public hearing, indicating that proper notification had been made and asking for the appearance of those wishing to speak.**

**Gregory Carroll, 12392 Kern River Dr., Eastvale.** Mr. Carroll spoke against the approval of the EIR because of traffic impacts to Eastvale residents.

**Ed Cooke, 12389 Kern River Dr., Eastvale.** Mr. Cooke spoke against the approval of the EIR because of traffic impacts, air quality, noise and lights.

**Don Bowker, 3201 Cutting Horse Rd.** Mr. Bowker spoke about traffic concerns but is in support of the project.

**Pamela Smith, 1135 Seventh St.** Ms. Smith spoke about traffic concerns and would like to see baseball built into the plans.

**Richard Rosa, 151 Wild Horse.** Mr. Rosa spoke against the project and the City signing a long-term contract with a single entity on the largest property in Norco.

**Jeanine Adams, 3452 Broken Twig.** Ms. Adams spoke in favor of the project and how it could benefit the region.

**Vern Showalter, 2345 Corona.** Mr. Showalter spoke in favor of the project and stated that it is one of the best things that has happened to the City in a long time.

**Peggy Hosking, 1695 Corona.** Ms. Hosking spoke in favor of the project and is anxious to have a good quality show facility in the area.

**Robin Kilcoyne, Mira Loma.** Ms. Kilcoyne spoke in favor of the project and believes that the project will provide numerous opportunities for Norco and the surrounding areas.

**Laurie Stutzman, 4467 Trail.** Ms. Stutzman spoke in favor of the project and looks forward to the business it will bring to the City of Norco.

**Gary Hendrickson, 828 Wrangler Way.** Mr. Hendrickson inquired if the project would have a negative impact on Ingalls Park. He spoke in favor of the business opportunities that will result from the project.

**Robert Leonard, 4475 Hillside.** Mr. Leonard is concerned that Norco businesses are given a chance to bid on the project for the development.

**R.J. Brandes, Belstarr Sports Management, LLC.** Mr. Brandes addressed the field lights concerns stating that the lights would not shine into the yards of the adjacent homes. He also addressed methods to mitigate the noise issues. Mr. Brandes stated that they have gone out of their way to use local businesses for the development of the project. He noted how this project would have a positive economic impact on Norco, as well as the surrounding region. Mr. Brandes assured the audience that they are working closely with the City and there is nothing the City does not know in regards to what they are doing.

**Mayor Azevedo CLOSED the public hearing.**

**Discussion ensued with all of the Council Members in support of the Project. The Council Members complemented staff and the environmental consultant on the work done in regards to the EIR. They all concurred that the project will be a benefit to the region and that all of the negative impacts addressed would be at a minimum.**

**M/S MacGregor/Miller to Adopt Resolution No. 2009-07 certifying that the Environmental Impact Report is complete and has been prepared in accordance with the California Environmental Quality Act.**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR & MILLER  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**M/S MacGregor/Hanna to Adopt Resolution No. 2009-08 approving Conditional Use Permit 2008-09 in accordance with conditions of approval set forth in said resolution, with the removal of that portion of Condition No. 106 stating “shall be stocked for fishing and” The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR & MILLER  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**Mayor Azevedo called a short recess at 9:15 p.m. and reconvened the meeting at 9:39 p.m.**

7. CITY COUNCIL ITEM FOR ACTION:

A. Professional Services Agreement with Chevron Energy Solutions -- Manure-to-Energy Project

*In 2008, Chevron Energy Solutions conducted a preliminary Horse Manure Conversion Feasibility Study for the City at no charge. The results of the preliminary feasibility study showed that thermal conversion of horse manure and bedding material into electricity appears to be a viable proposition, both technologically and financially. The City Council will now consider a Professional Services Agreement with Chevron Energy Solutions for the performance of a detailed energy audit analysis study, which is the next step towards a contract for the design and construction of a manure-to-energy facility. The Agreement is subject to confirmation that property at the Western Riverside County Regional Wastewater Authority (WRCRWA) plant is available for development of the manure-to-energy facility.*

**Recommended Action: Adopt Resolution No. 2009- \_\_\_\_\_, authorizing execution of a Professional Services Agreement with Chevron Energy Solutions for performance of a detailed energy audit analysis study leading to design and construction of a manure-to-energy facility, subject to designation of property by the Western Riverside County Regional Wastewater Authority. (City Manager, Director of Public Works, and Director of Fiscal & Support Services)**

**The City Manager presented the Council item.**

**Individuals representing Chevron Energy Solutions were in attendance and stated their enthusiasm with the project. It was noted that a reasonable timeline for the conclusion of this project is three years.**

**Vern Showalter, 2345 Corona. Mr. Showalter spoke in favor of the project,**

**M/S Hall/Miller to Adopt Resolution No. 2009-09 authorizing execution of a Professional Services Agreement with Chevron Energy Solutions for performance of a detailed energy audit analysis study leading to design and construction of a manure-to-energy facility, subject to designation of property by the Western Riverside County Regional Wastewater Authority. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HALL, HANNA, MACGREGOR & MILLER  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

8. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR: **No Items Pulled.**

9. PUBLIC COMMENTS OR QUESTIONS:

**Pamela Smith, 1135 Seventh St.** Ms. Smith announced that the Norco Horsemen's Association Casino Night will be held on April 4<sup>th</sup> and that tickets are available at a cost of \$10.

10. OTHER MATTERS - COUNCIL OR STAFF:

**Council Member Hall** stated that he will be leaving for Washington D.C. on Thursday to "shake" some transit money out of the Stimulus Package to enable the Riverside Transit Authority to continue its projects.

**Mayor Azevedo** announced that Council Member Hall will be celebrating a Birthday. She also stated that she will be leaving for Santa Clara on Thursday to receive, on behalf of the residents of Norco, the California Park & Recreation Society (CPRS) 2008 Award of Excellence for Pikes Peak Park. This Program is the highest recognition an agency can receive for its programs, services and facilities. Pike Peaks Parks is also eligible to receive the "Creating Community Award of Distinction" which will be at the banquet.

11. The City Council recessed back to Closed Session at 9:56 p.m. With no further business, Mayor Azevedo adjourned the meeting at 10:30 p.m.

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BRENDA K. JACOBS  
CITY CLERK

/bj-71837