



**MINUTES**  
**CITY OF NORCO**  
SPECIAL MEETING – STUDY SESSION  
CITY COUNCIL  
CONFERENCE ROOMS “A” & “B”  
NORCO CITY HALL – 2870 CLARK AVENUE  
OCTOBER 28, 2009

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1. CALL TO ORDER: Mayor Azevedo called the meeting to order at 2:05 p.m.
2. 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:** Cooper, Groves, Jacobs, King, Okoro, Oulman and Thompson

3. PUBLIC COMMENTS OR QUESTIONS:

**Pat Overstreet.** Ms. Overstreet stated that the Sycamore Trees on Hamner Avenue, in front of Norco’s Best, have been “butchered.” She noted that this has happened before and the City needs to write an ordinance specifying that trees should not be trimmed to less than 50%.

**Public Works Director Thompson** stated he thinks that the location where these trees were trimmed is on private property and the City cannot regulate the tree trimming on those locations. He further noted that the City has regulations for trimming trees located in City right-of-way. He stated that he will look into this matter and let Mayor Azevedo and Ms. Overstreet know what he finds out.

**Harvey Sullivan.** Mr. Sullivan sited a property in Norco where the trees were trimmed excessively, as well and almost destroyed. He stated that the trees were on City property, but the owner did the trimming.

4. CITY COUNCIL STUDY SESSION ITEMS:

- A. Overview from the City Manager.
- B. Automated Meter Reading Project Status Update. (Deputy City Manager/Director of Finance)

**Deputy City Manager/Finance Director Okoro** introduced Ms. Susan McMullan, Regional Manager from Triton Water Technologies, who gave a brief overview of the project through a PowerPoint presentation.

- The AMI System will provide real-time reporting to customers (hourly reads/fixed network).
- The fixed network will provide high quality at a low cost.

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- The AMI System transmits a signal to every house (two strategically antennas will be placed on reservoirs in the City) and back to City Hall. This data will be available, through a log-in procedure, on the City's Web Site.
- Customer service, references, the cost of the total program and the exceptions to the agreement were an important part of the decision making. Only three (3) vendors met the qualifications required.
- Aqua Metric was selected as the vendor with the FlexNet program and technology.
- Benefits include reduced costs, improved revenue, advanced management controls, and better customer service.
- The cost estimate for the Automated Meter Reading Project totals \$2,810,199.
- Residents will notice a "jump in usage" with a new meter because of better accuracy (average of 5 – 15% increase in revenue to the City will be noticed) -- New meter accuracy is 98.5%.
- The technology "can" provide a tier structure, but will not be implemented by Triton Water.
- The lids are strong and will be custom designed for this technology. There will be traffic rated and non-traffic rated lids throughout the City made out of materials that will meet the requirements.
- The pay-back on the AMI System will be in ten (10) years on an amortized schedule with payment of \$369,328 per year at 5.7% interest. Maintenance cost, avoided costs, and improved revenue are included in this schedule.

**Director Thompson** noted that the City will see increased customer service with this program and the customer will note their water consumption information immediately. He noted that a tiered rate structure may be presented to the Council in the next year.

**Deputy City Manager/Director of Finance Okoro** stated that this system is being paid through the Water and Sewer Funds.

**Dave Henderson.** Mr. Henderson inquired about the 10-year life of the meters. Ms. McMullan responded that the meters may last longer, but the warranty on the meter and the transmitter is good for ten years. He also asked if the meter pays for itself in ten years and if there would be an additional cost for changing out the meters after that period. Director Thompson stated that the City currently has a meter change-out program, which replaces 50 residential meters every month, and this program will continue.

**Greg Newton.** Mr. Newton asked if there is a safeguard in the system if the meter leaks on the City side. Director Thompson stated that we have the ability to recognize these leaks the same way that residential leaks will be recognized through this system.

**Harvey Sullivan.** Mr. Sullivan requested clarification on the one-inch water meter opt-out option. Director Thompson stated that everyone that chose not to opt out will receive a new meter and for those who chose to opt out, it will remain as is.

**Mayor Azevedo** asked if the City was heading towards strict water conservation policies with assigned days for watering. Director Thompson stated that because the Council had good foresight in moving away from purchasing water from Metropolitan, he does not see Norco moving towards a structured watering program.

**Dave Henderson.** Mr. Henderson would like to see traffic-rated lids placed on the horse trails for safety reasons.

**City Manager Groves** commented on the conservation measures and noted that there are State regulations that cities will need to adopt regarding conservation policies, which are tailor made for individual cities.

**Harvey Sullivan.** Mr. Sullivan noted that he had personal knowledge, after talking to Director Thompson, about changing to the one-inch meter and noted what a difference it made in his house and arena.

C. Realignment of Code Compliance Functions. (City Manager)

**City Manager Groves** stated that this is a “heads up” on how staff handles code compliance complaints. With the change in staff at the Fire Department, the revised Code Compliance Policies and Procedures Administrative Policy was drafted. A part-time Code Compliance Coordinator has been approved in the current fiscal year budget. The process will allow for the entire history of the complaint to be entered into the computer, which will be accessible to staff for monitoring purposes. This revised Policy should be active by December 1, 2009 and will provide better efficiency to the code compliance program.

**Mayor Azevedo** is concerned about who she should contact regarding code-complaint calls she receives. It was noted to her that she should contact the City Manager with the nature of the complaints, and those complaints would be funneled to the proper department/division.

**Council Member Hanna** asked about the feed stores in Norco that are selling hay without a business license and that he receives complaints from businesses regarding other non-licensed businesses. Council Member Hanna also stated that he receives complaints about Animal Control being closed over the weekend due to the fact that vicious dogs are running around town and Animal Control will not come out until Monday morning.

**Deputy City Manager/Director of Finance Okoro** noted that one of the problems is overtime for the Animal Control staff. He noted that Director Petree sets priorities for response and overtime.

- D. General Plan Amendment to Add a New Land Use Designation Entitled Preservation and Development; and to Change the Land Use Designations on Three Non-Contiguous Groupings of Properties. (Planning Manager)

**Planning Manager King** stated that the City does not have a good idea what resources are available on these properties and how significant they are to the community, but knows that the land is worth preserving. For those very reasons, the zoning needs to be changed. There is currently limited development allowed on these properties. This would put something in place, for discretionary purposes, regarding the development on these properties. Planning Manager King noted that this does not allow residential, but only commercial development. He also stated that the City Attorney has been guiding staff through this entire process. The Planning Commission continues to review the General Plan Amendment and the documents will be brought to the City Council for final approval.

**Mayor Azevedo** asked if the Navy needs to be in compliance with these guidelines. Planning Manager King noted that we have a good working relationship with the State and Federal Government, who own the property, but they have their own jurisdiction over land use.

**Council Member Hall** noted that this would be a good protection if a new owner would come into place through an excess land sale process.

**City Manager Groves** reported that the Wyle auction was not held as scheduled on October 27<sup>th</sup> and was postponed to December 1<sup>st</sup>. A new attorney, representing the financial holding group that now owns the land, contacted staff after receipt of the public hearing notice. City Attorney Harper reported that the new owners are not developers, but just own the land.

**Harvey Sullivan.** Mr. Sullivan asked why the City would include the Wyle and the Navy property at this time and believes that it would be best to leave it alone at this time.

5. THE CITY COUNCIL RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS: 4:05 p.m.

**Section 54957 – Personnel Matters**

Public Employee Appointment: City Manager

6. ADJOURNMENT: With nothing to report from Closed Session, Mayor Azevedo adjourned the meeting at 4:18 p.m.