



MINUTES
CITY OF NORCO
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
NOVEMBER 18, 2009

CALL TO ORDER: Mayor Azevedo called the meeting to order at 7:22 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: Cooper, Frye, Groves, Jacobs, King, Okoro, Oulman, Petree and Thompson

City Attorney Harper – **Present**

PLEDGE OF ALLEGIANCE: Mayor Azevedo

INVOCATION: Pastor Vernie Fletcher
Grace Fellowship Church

PROCLAMATION: Gunnery Sergeant Cody A. Wenner
United States Marine Corps
Retiring after 20 Years of Service.

A proclamation was also given to Gunnery Sergeant Wenner from Assemblyman Jeff Miller

PRESENTATIONS: Concert in the Park Summer Series
Award of Appreciation
Corona-Norco United Way

Mr. Bill Schwab received the award of appreciation plaque, representing the Corona-Norco United Way

Recognition of Outgoing City Council Members
Council Member Frank Hall
Council Member Richard L. MacGregor

The City Council Members honored and highly praised Council Member Hall and Council Member MacGregor for their service on the Norco City Council and presented each with a City tile plaque.

REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:

Norvah Williams pulled Item 1.C. from the CRA Consent Calendar.

M/S Hall/Hanna to approve the Amended CRA Consent Calendar. The motion was carried by the following roll call vote:

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

1. CRA CONSENT CALENDAR ITEMS:

- A. CRA Minutes, Regular Meeting of November 4, 2009. **Recommended Action: Approve the CRA Minutes** (City Clerk)
- B. Approval of Fiscal Year 2008-09 Annual Report of Financial Transactions of the Norco Redevelopment Agency Project Area No. One. **Recommended Action: Approval** (Deputy City Manager/Director of Finance)
- C. Acquisition Agreement for 1885 Valley View Avenue for the Second Street Widening Project. **Recommended Action: Adopt CRA Resolution No. 2009-___, authorizing the approval of an Acquisition Agreement in the amount of \$4,455.00 and accept the offer of street dedication of real property at 1885 Valley View Avenue (APN 125-190-005) for frontage on Second Street in exchange for future excess street right-of-way on Valley View to facilitate the Second Street Widening Project, and authorizing the Agency to enter into escrow for said property and future exchange.** (Director of Public Works) **PULLED FOR DISCUSSION**

2. JOINT CRA/CITY COUNCIL PUBLIC HEARING:

- A. Development of 122 Acres of Property Known as the Silverlakes Equestrian and Sports Park:
 - a. Norco Silverlakes Ground Lease between the City of Norco and the Norco Redevelopment Agency.
 - b. Norco Silverlakes Ground Sub-Lease between the City of Norco and Belstarr Sports Management, LLC.
 - c. Shared Use Agreement between the City of Norco and Belstarr Sports Management, LLC.
 - d. Report of the Norco Redevelopment Agency concerning the disposition of the Redevelopment Agency property pursuant to California Health & Safety Code Section 33433.

- e. Report of the Norco Redevelopment Agency concerning disposition of Redevelopment Agency property pursuant to California Health & Safety Code Section 33679.
- f. Amendment to Conditional Use Permit No. 2008-09.
- g. Review of draft Development Agreement among the City of Norco, Norco Redevelopment Agency and Belstarr Sports Management, LLC.
- h. Resolution to Adopt Finding that the Silverlakes Sports and Equestrian Park project is consistent with the Deed Restriction on the 122-acre Silverlakes property.

Recommended Action: The approvals of the above-listed actions are recommended to be continued to a Joint Public Hearing on December 16, 2009. (City Manager)

M/S Hall/MacGregor to continued the Joint Public Hearing to December 16, 2009. The motion was carried by the following roll call vote:

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

ITEM PULLED FROM CRA CONSENT CALENDAR:

- 1.C. Acquisition Agreement for 1885 Valley View Avenue for the Second Street Widening Project. **Recommended Action: Adopt CRA Resolution No. 2009-___, authorizing the approval of an Acquisition Agreement in the amount of \$4,455.00 and accept the offer of street dedication of real property at 1885 Valley View Avenue (APN 125-190-005) for frontage on Second Street in exchange for future excess street right-of-way on Valley View to facilitate the Second Street Widening Project, and authorizing the Agency to enter into escrow for said property and future exchange.** (Director of Public Works)

Norvah Williams. Ms Williams stated that she has a problem with the widening of Second Street and would like to see the project put on hold or not completed at all. She further stated that the only value in widening the Street would be for commercial purposes and she does not want to see that happen.

City Attorney Harper stated that the item on this agenda is related to the process of acquiring the property in preparation for the project.

Mayor Azevedo stated that she shares Ms. Williams's sentiments and is concerned about the financial obligations required to complete this project.

Council Member Hall stated that the project was approved as a result of several traffic studies with the intent to provide two lanes for stacking traffic, rather than one lane that extends all the way to the High School. He further stated that this would also solve the traffic flow problem on the I-15 Freeway off-ramp. Council Member Hall urged the Council to complete the project from Valley View to the I-15 Freeway. He added that the intersection at Valley View would also be straightened out.

M/S Hall/MacGregor to Adopt CRA Resolution No. 2009-18, authorizing the approval of an Acquisition Agreement in the amount of \$4,455.00 and accept the offer of street dedication of real property at 1885 Valley View Avenue (APN 125-190-005) for frontage on Second Street in exchange for future excess street right-of-way on Valley View to facilitate the Second Street Widening Project, and authorizing the Agency to enter into escrow for said property and future exchange. The motion was carried by the following roll call vote:

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

3. OTHER CRA MATTERS: No Other CRA Matters

ADJOURNMENT OF CRA: 8:15 p.m.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

City Manager Groves pulled Item 4.H. for Clarification

Mayor Pro Tem Miller pulled Item 4.A. for Discussion

M/S Hanna/Miller to approve the Amended City Council Consent Calendar. The motion was carried by the following roll call vote:

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

4. CITY COUNCIL CONSENT CALENDAR ITEMS:

A. City Council Minutes:

Special Meeting – Study Session of October 28, 2009.

Regular Meeting of November 4, 2009.

Recommended Action: Approve the City Council Minutes (City Clerk)

PULLED FOR DISCUSSION

B. Planning Commission Action Minutes, Adjourned Meeting of November 12, 2009. **Recommended Action: Receive and File (Planning Manager)**

- C. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval** (City Clerk)
- D. **Ordinance No. 912, Second Reading.** Amending and Superseding Ordinance No. 855 to update its participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program and adoption of a temporary TUMF reduction. **Recommended Action: Adopt Ordinance No. 912.** (City Manager)
- E. Approval of the Annual Reports for Community Facilities Districts 2001-1 and 2002-1 for the Fiscal Year Ended June 30, 2009. **Recommended Action: Receive and File** (Deputy City Manager/Director of Finance)
- F. Acceptance of Bids and Award of Contract for the Norco Senior Center Exterior Renovation Project. **Recommended Action: Accept the bids and award the contract for the Senior Center Exterior Renovation Project to Korston Construction, Inc. in the amount of \$138,000 and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Housing Manager)
- G. Approval of the Third Amendment to the Library Lease Agreement. **Recommended Action: Approval** (Deputy City Manager/Director of Finance)
- H. Approval of Agreement for Temporary Part-Time Employment of Fire Chief. **Recommended Action: Approve the Agreement for Temporary Part-Time Employment of Fire Chief.** (Deputy City Manager/Director of Finance)
PULLED FOR CLARIFICATION
- I. Proposed Cancellation of City Council Meeting of January 6, 2010. **Recommended Action: Cancel the January 6, 2010 City Council meeting.** (City Clerk)
- J. Award of Contract for Procurement of Smart Meters and Implementation of Advance Metering Infrastructure System. **Recommended Action: Approve award of contract to Aqua Metric Sales Company for procurement of smart meters and implementation of Advanced Metering Infrastructure System.** (Deputy City Manager/Director of Finance)
- K. Approval of Award of Contract for Project Management of the Implementation of Advanced Meter Reading Infrastructure. **Recommended Action: Approve award of professional services contract to Triton Water Technologies for project management of automated water meter reading solutions.** (Deputy City Manager/Director of Finance)

5. CITY COUNCIL PUBLIC HEARING:

- A. Proposed Projects for the Use of Community Development Block Grant Funds (Program Year 2010-2011) Through the U. S. Department of Housing and Urban Development and the County of Riverside Economic Development Agency

Applications for 2010-2011 Community Development Block Grant Funds are due to the Riverside County Economic Development Agency no later than December 11, 2009. The City has been asked to estimate funding needs based on funding for Program Year 2009-2010, and is presenting funding applications for Council consideration based on an estimate. Final adjustments will be made to selected programs and projects once the actual allocation amount is known.

Recommended Action: Approval (Housing Manager)

Housing Manager DeGrado presented the Council Item.

Council Member Hanna asked about the construction at the Scout House. Housing Manager DeGrado stated that the safety and mold issues were completed and the next portion of the project will be to work on the restrooms. Council Member Hanna asked about the graffiti abatement program and who operates the trailer. The City Manager stated that these CDBG funds are for future years and are placeholders that are not completely defined. She added that part of the requested amount for graffiti abatement will be spent on removable cameras placed where we have repeated offenders. Council Member Hanna asked about installing a volunteer program for the graffiti abatement program. The City Manager stated that this would make the program stronger.

Mayor Azevedo OPENED the public hearing, indicating that proper notification had been made and asking for the appearance of those wishing to speak. With no one wishing to speak, Mayor Azevedo CLOSED the public hearing.

M/S Miller/Hanna to approve the proposed projects for the use of Community Development Block Grant Funds (Program Year 2010-2011) through the U. S. Department of Housing and Urban Development and the County of Riverside Economic Development Agency. 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 ITEM FOR ACTION:

- A. Accept Bids, Award Contract, and Transfer Additional Funds for the Community Center Parking Lot Expansion and Hamner Avenue Improvements Project

Bids for the Community Center Parking Lot Expansion and Hamner Avenue Improvements Project were opened on September 30, 2009 with Hardy & Harper, Inc. being the lowest responsible bidder. It is recommended that the City Council award a contract to Hardy & Harper, Inc. in the amount of \$2,269,000. Additional funds are required to complete the Project and are available in the current Capital Improvement Program Budget Street Improvement Fund.

Recommended Action: 1.) Award the contract for the Community Center Parking Lot Expansion and Hamner Avenue Improvements Project to Hardy & Harper, Inc. in the amount of \$2,269,000, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount; and 2.) Adopt Resolution No. 2009-___, amending the 2009-2013 Capital Improvement Program Budget to transfer funds from various Street Improvement Fund sources to construct the Community Center Parking Lot Expansion and Hamner Avenue Improvements Project. (Director of Parks, Recreation & Community Services and Director of Public Works)

City Manager Groves stated that this has been a longstanding project and she is recommending that the Council pull this item off of the calendar and discuss the project further at a future study session. She added that the expenditures for the project need to be reviewed, especially during this economic climate. City Manager Groves stated that the City received the invoice from the State this week requesting the ERAF payment due from the Norco Redevelopment Agency in the amount of \$4.9 million. She added that there is a lawsuit filed to block the unconstitutional raids of redevelopment funds, and also added that the State is giving us until March to let them know how we will be paying them, adding that the payment will be due in May.

Council Member Hall urged the Council to not look at this as a down-scope project and added that this would provide for a great entrance to the City and would also solve trail problems.

Council Member Macgregor stated that completing this project would show that the City is continuing to progress, as he believes this is a continuation of the Silverlakes project.

M/S Hanna/Hall to pull Agenda Item 6.A. off-calendar. The motion was carried by the following roll call vote:

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

7. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR:

4.A. City Council Minutes:

Special Meeting – Study Session of October 28, 2009.

Regular Meeting of November 4, 2009.

Recommended Action: Approve the City Council Minutes (City Clerk)

Mayor Pro Tem Miller noted items remaining on the November 4, 2009 City Council Consent Calendar Minutes that had been pulled for discussion. City Clerk Jacobs confirmed that it was stated on the Minutes to approve the amended City Council Consent Calendar, stating “pulled for discussion” by the noted items.

M/S Miller/Hanna to approve the City Council Minutes. The motion was carried by the following roll call vote:

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

4.H. Approval of Agreement for Temporary Part-Time Employment of Fire Chief.

Recommended Action: Approve the Agreement for Temporary Part-Time Employment of Fire Chief. (Deputy City Manager/Director of Finance)

City Manager Groves stated that she supports this Agreement, but noted one change on the Agreement listed as Item No. 4 – Compensation:

Chief will be paid ~~\$70.00~~ \$75.00 for each hour he actually provides services as described above to City.

M/S Azevedo/Hanna to approve the Agreement for Temporary Part-Time Employment of Fire Chief. The motion was carried by the following roll call vote:

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

8. PUBLIC COMMENTS OR QUESTIONS:

Pat Overstreet. Ms. Overstreet thanked Council Member MacGregor and Council Member Hall for the great work they have done. She asked if there was a process for choosing who will now represent Norco on the various committees that Council Member Hall served on. Mayor Azevedo responded that the Mayor will make those appointments in December.

Vern Showalter. Mr. Showalter asked Director Petree about the restrooms at Parmenter Park and why the project has not been completed in a timely fashion. Housing Manager DeGrado responded that the reconfiguration of the sidewalks needs to be completed and should be completed by the end of the month.

Kevin Bash. Mr. Bash invited Mayor Pro Tem Miller and Mayor Azevedo to speak at the December 7th Pearl Harbor event. Mr. Bash also commented on Rudy Ramos, who was a famous photographer from Norco, had passed away at the age of 89. He added that the City of Corona will be honoring him at its City Council meeting on January 6, 2010. Mr. Bash encouraged the City of Norco to honor him as well at that meeting.

Dave Henderson. Mr. Henderson personally thanked Council Member Hall and Council Member MacGregor for their service on the City Council, during which time they made sure that “we stayed who we are.” He also thanked for them for their leadership and dedication to this community and within the community.

Shari Maney. Ms. Maney referred to the earlier discussed Community Center Parking Lot Expansion and Hamner Avenue Improvements Project and stated that she lives in a house close to where the stoplight is projected to be placed. She noted that she is not looking forward to more accidents on her property and would like to see a proper crosswalk put in. Ms. Maney stated that currently, there is no traffic control at that location and this project would provide for a safer part of town.

9. OTHER MATTERS - COUNCIL OR STAFF:

Council Member Hanna:

- ✚ Reminded everyone about the 2009 PRCA California Circuit Finals Rodeo this weekend.
- ✚ Commended Director Thompson and Director Petree for their work at Ingalls Equestrian and Event Center.
- ✚ Noted the nice looking new sign at the Jack-in-the-Box location.
- ✚ Stated that the program put on by Corona Chamber at the “Cowboy Bob” dedication was done very professionally.

Council Member Hall:

- ✚ Thanked everybody in attendance and stated that he appreciates their kindness.

