



MINUTES
CITY OF NORCO
SPECIAL MEETING
STUDY SESSION
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
DECEMBER 14, 2009

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1. CALL TO ORDER: Mayor Miller called the meeting to order at 12:38 p.m.
 2. ROLL CALL: Mayor Malcolm Miller, **Present**
Mayor Pro Tem Berwin Hanna, **Present**
Council Member Kathy Azevedo, **Present**
Council Member Kevin Bash, **Present**
Council Member Harvey C. Sullivan, **Present**

Staff Present: Groves, Jacobs, Okoro, Oulman, Petree and Thompson

City Attorney Harper – **Present**
 3. THE CITY COUNCIL/NORCO REDEVELOPMENT AGENCY BOARD RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

Section 54956.8 – Conference with Real Property Negotiator

Street Address or Parcel Numbers: APN's 123-080-028; 123-260-003, -004, -006, -010; 123-250-007, -006, -005; 123-320-001; 123-330-011, -001, -036

Negotiating Parties: Norco Redevelopment Agency and Michael McMullen, EnviroFinance Group

Points Under Negotiation: Price and Terms of Payment

Street Address or Parcel Number: APNs 152-060-004-0; 152-060-011-6; 152-070-001-8; 152-070-002-9; & 152-070-011-7

Negotiating Parties: Norco Redevelopment Agency, Kosmont Companies and Belstarr Sports Management, LLC

Points Under Negotiation: Price and Terms of Payment
 4. RECONVENE PUBLIC SESSION: With no Closed Session Items to report, Mayor Miller reconvened the meeting at 2:11 p.m.
 5. PUBLIC COMMENTS OR QUESTIONS: No Public Comments

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6. CITY COUNCIL STUDY SESSION ITEMS:
 - A. Overview from the City Manager
 - B. Norconian Strategic Plan

Mr. Bill Wilkman, City of Norco Cultural Resources Consultant, presented the *draft* Norconian Preservation Strategic Plan through a PowerPoint presentation. The Norconian is Norco's most important historical resource and it is imperative that the City take a proactive approach to assure its preservation and future viability. A strategic plan will address documentation, listing and preservation; compatibility of future uses; and on-going communications. It is important to note that a strategic plan will position the City for securing grant money and will give the City a strategic advantage in working with legislators and administrators.

It is proposed that the Strategic Plan Committee develop a rough draft plan. The final draft will be reviewed by the Planning Commission, Historic Preservation Commission and finally adopted by the City Council.

The City Council Members positively commented on the proposed strategic plan and thanked Mr. Wilkman for the great job he did in preparing this document and presentation.

Council Member Azevedo requested that an alternate be in place on the Committee from each Commission represented.

- C. Discussion of Management Options for George Ingalls Equestrian and Event Center

Director Petree stated that there are two options to review regarding the future management of the George Ingalls Equestrian Event Center. Option 1 is to develop an RFP to seek private management of the facility. Option 2 is to expand upon the internal operation of the facility to reach full cost recovery which will reduce service hours for Group 2 users.

Based on the current economic situation of the City, the City can no longer subsidize this facility with its future expansion goals. The City would need to develop a business model to recover its costs. The costs to operate the existing facility are approximately \$407,000. The costs associated with the Arena 2 future expansion are approximately \$405,000.

Following information provided on the two options, Director Petree recommended that the Council consider the concession of the facility and take into account traditional users, lease agreements with modified user dates along with City events and programs. He stated that if the City were to concession this facility, the associated reduction to the General Fund would be preliminarily estimated at \$275,000. He further noted that to operate the expanded facility internally, a new potential burden to the existing General Fund will increase approximately \$400,000 based on long-term liability associated with benefits and retirement, as well as maintenance and operation costs.

Council Member Azevedo stated that she is in full support of the RFP process and that an aggressive concessionaire could begin marketing the facility.

Council Member Sullivan stated that he supports hiring a professional group to operate the large arena but is not in favor of turning over the control of both arenas to a concessionaire. .

Council Member Bash stated that he is in favor of the RFP and wants to make sure that the local users can use it.

Mayor Pro Tem Hanna stated he would like the City to work out a trade with the concessionaire in order to guarantee that locals would have access. He further noted that he would like to see more "big events" held at Ingalls.

Mayor Miller stated that he supports Option 1, making sure that the needs of the City are still met.

Pat Overstreet. Ms. Overstreet suggested that signs be placed on both sides of the freeway advertising Ingalls Equestrian and Event Center.

7. ADJOURNMENT: M/S Bash/Hanna and unanimously approved to adjourn the meeting at 3:31 p.m.

/bj-73909