



# MINUTES CITY OF NORCO

CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY/  
NORCO FINANCING AUTHORITY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
MARCH 17, 2010

---

CALL TO ORDER: Mayor Miller called the meeting to order at 6:07 p.m.

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:** Carlson, Cooper, Groves, Jacobs, King, Okoro, Oulman, Petree and Thompson

City Attorney Harper – **Present**

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

### **Section 54956.9(b) – Conference with Legal Counsel - Anticipated Litigation**

Number of Potential Cases: 2

RECONVENE PUBLIC SESSION: With nothing to report from Closed Session, Mayor Miller reconvened the meeting at 7:02 p.m.

PLEDGE OF ALLEGIANCE: Council Member Azevedo

INVOCATION: Pastor Rene Parish  
Assembly of God – Beacon Hill

PROCLAMATIONS: Recognition of Norco College as the 112<sup>th</sup> College in the California Community College System

**Mayor Miller presented the proclamation to Dr. Brenda Davis.**

Welcome Home Vietnam Veterans Day –  
March 30, 2010

**Mayor Miller presented the proclamation to Dave Henderson and Ron Warren, representing all of the local Vietnam War Veterans.**

**Agenda Items 1.A. & 3.A.**

Proclamation of March 28, 2010 as  
"Toby Gerhart Day"

**Mayor Miller presented the proclamation to Lori Gerhart, mother of Toby Gerhart.**

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

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

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

1. CRA CONSENT CALENDAR ITEMS:

- A. CRA Minutes:  
Special Meeting of March 5, 2010  
Regular Meeting of March 3, 2010  
**Recommended Action: Approve the CRA Minutes** (City Clerk)

2. CRA PUBLIC HEARING:

- A. Approval of an Owner Participation Agreement, by and between the Norco Redevelopment Agency and GWEN Phoenix, LLC, as part of the Norco Façade Improvement Program, at 3646 Hamner Avenue

*GWEN Phoenix, LLC, the owner of the building located at 3646 Hamner Avenue, has submitted a request to participate in the Façade Improvement Program, initiated through an application by its tenant, HCR Homes & Land. The proposed Owner Participation Agreement ("OPA") will fund the project for an amount not-to-exceed \$34,000 and will be used for a Western-themed enhancement to the building façade, matching Western signage, lighting and landscaping. The Façade Improvement Program helps the Agency meet strategic objectives and promotes Norco's signature theme of "Horsetown USA."*

**Recommended Action: Adopt CRA Resolution No. 2010-\_\_\_\_, approving an Owner Participation Agreement by and between the Norco Redevelopment Agency and GWEN Phoenix, LLC, for a building located at 3646 Hamner Avenue.** (Director of Economic Development)

**Director Oulman** presented the CRA item. He noted two corrections in the report for the record. First, that funding for this project is included in the current Redevelopment Agency Capital Improvement Budget, and second, the fence described and included in this project is a vinyl split rail fence.

**Chairman Miller 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, Chairman Miller CLOSED the public hearing.**

**M/S Sullivan/Bash to adopt CRA Resolution No. 2010-05, approving an Owner Participation Agreement by and between the Norco Redevelopment Agency and GWEN Phoenix, LLC, for a building located at 3646 Hamner Avenue. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**JOINT CRA/CITY COUNCIL AGENDA AS FOLLOWS:**

**3. JOINT CRA/CITY COUNCIL PUBLIC HEARING:**

- A. Ordinance Amending the Redevelopment Plan for Norco Redevelopment Project Area No. One (the "Original Area") and the Territory Added by Amendment No. 1 (the "Amendment No. 1 Area") to Extend by Two Years the Time Limits on the Effectiveness of the Redevelopment Plan and the Time Limits on the Repayment of Indebtedness and the Receipt of Tax Increment from the Original Area and the Amendment No. 1 Area

*The Redevelopment Agency made payments to the Educational Revenue Augmentation Fund ("ERAF") in Fiscal Years 2004-05 and 2005-06. In return, Redevelopment Law allows the Agency to extend the term of the Redevelopment Plan and the last date to collect tax increment by two years.*

**Recommended Action: Adopt Ordinance No. \_\_\_\_ for first reading.**  
(Deputy City Manager/Director of Finance)

**Deputy City Manager/Director of Finance Okoro** introduced Doug Anderson and Marshall Linn, representatives from Urban Futures, who presented the Joint CRA/City Council item.

**Chairman/Mayor Miller 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, Chairman/Mayor Miller CLOSED the public hearing.**

**M/S Bash/Sullivan to adopt Ordinance No. 921 for first reading. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**4. JOINT CRA/CITY COUNCIL CONTINUED PUBLIC HEARING:**

- A. Development of 122 Acres of Property Known as the Silverlakes Equestrian and Sports Park

*This joint public hearing includes several interrelated documents and actions related to the Silverlakes project on Hamner Avenue at the north end of the City. Staff has been working diligently with the Belstarr development team to negotiate the provisions in these complex agreements. Progress continues to be made and the developer has continued to fund the staff and consultant costs associated with the process. Continuing the joint public hearing item will assure that all necessary documents and agreements are ready in order to provide a complete package to the City Council/Agency Board for consideration.*

**Recommended Actions: Continue the CRA/City Council Joint Public Hearing to April 21, 2010.** (Executive Director/City Manager)

**City Manager Groves** presented the Joint CRA/City Council item noting that the preparation work on the site is continuing at the cost of the developer.

**M/S Azevedo/Bash to continue the CRA/City Council Joint Public Hearing to April 21, 2010. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**JOINT CRA/CITY COUNCIL/NORCO FINANCING AUTHORITY (NFA) AGENDA AS FOLLOWS:**

5. JOINT CRA/CITY COUNCIL/NFA ITEM FOR ACTION:

A. Norco Redevelopment Agency 2010 Refunding Tax Allocation Bonds

*The issuance of the proposed Refunding Tax Allocation Bonds (the "2010 Bonds") by the Agency will provide estimated net bond proceeds in the approximate amount of \$21,833,000, for the purpose of refunding the outstanding 2000 and 2003 Tax Allocation Bonds (the "Refunded Bonds"). The Agency will realize a debt service savings of approximately \$4 million over the next three years.*

**Recommended Action: 1.) Adopt CRA Resolution No. 2010-\_\_\_, approving the Forms of and Authorizing the Execution of an Indenture of Trust, a Bond Purchase Contract, A Continuing Disclosure Agreement, A Refunded Bonds Escrow Agreement and an Official Statement Relating to the Issuance of the Agency's Tax Allocation Refunding Bonds; 2.) Adopt Resolution No. 2010-\_\_\_, approving the Sale of Tax Allocation Refunding Bonds, Issue of 2010, to Refund the Agency's Outstanding 2000 and 2003 Tax Allocation Bonds; and 3.) Adopt NFA Resolution No. 2010-\_\_\_, approving the Forms of and Authorizing the Execution of an Indenture of Trust, a Bond Purchase Contract, A Continuing Disclosure Agreement, a Refunded Bonds Escrow Agreement and an Official Statement Relating to the Issuance of the Agency's Refunding Tax Allocation Bonds and Approving Certain Actions in Connection Therewith.**

(Deputy City Manager/Director of Finance)

**Deputy City Manager/Director of Finance Okoro** introduced Doug Anderson and Marshall Linn, representatives from Urban Futures, who presented the Joint CRA/City Council/NFA item.

**Council Member Sullivan** requested clarification regarding the interest rate on the bonds. Mr. Anderson stated that the rate should be no higher than 6%.

**Council Member Bash** thanked Deputy City Manager/Director of Finance Okoro for taking the time to explain this item to him.

**Council Member Azevedo** requested clarification regarding the costs involved. Mr. Anderson stated that the costs/fees are paid out of the bond issuance.

**M/S Sullivan/Bash to 1.) Adopt CRA Resolution No. 2010-06; 2.) Adopt Resolution No. 2010-12; and 3.) Adopt NFA Resolution No. 2010-01. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

6. ADJOURNMENT OF CRA and NFA:

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

**Council Member Bash** pulled items 7.D., 7.E., 7.H. and 7.I.

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

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

7. CITY COUNCIL CONSENT CALENDAR ITEMS:

- A. City Council Minutes:  
Special Meeting of March 5, 2010  
Regular Meeting of March 3, 2010  
**Recommended Action: Approve the CRA Minutes.** (City Clerk)
- B. Planning Commission Action Minutes, Regular Meeting of March 10, 2010.  
**Recommended Action: Receive and File** (Planning Director)
- C. Procedural Step to Approve Ordinance after Reading of Title Only.  
**Recommended Action: Approval** (City Clerk)
- D. Authorization for the Destruction of Certain City Records. **Recommended Action: Adopt Resolution No. 2010-\_\_.** (City Clerk) **PULLED FOR DISCUSSION**
- E. Appointment of One Member to the Economic Development Advisory Council. **Recommended Action: Appoint Robert Leonard to the Economic Development Advisory Council.** (Economic Development Director)Welcome to Robert Leonard from Bash. Bash/Sullivan **PULLED FOR DISCUSSION**

- F. Award of Contract for Procurement of Water Meter Pit Lids. **Recommended Action: Approve award of contract to Armorcast Products Company.** (Deputy City Manager/Director of Finance)
- G. Award of Contract for Installation of Smart Water Meters. **Recommended Action: Approve award of contract to Concord Environmental Energy Inc., for installation of smart water meters.** (Deputy City Manager/Director of Finance)
- H. Approval of an Application for a Certified Local Government Grant. **Recommended Action: Authorize staff to submit the 2010-2011 CLG Grant Application – Historic Context Statement and Phase One Historic Resources Survey.** (Director of Economic Development) Bash acknowledged Bill Wilkman for his work done. Bash/Sullivan **PULLED FOR DISCUSSION**
- I. Approval to Send Congratulatory Letters from the City Council to Norco High School Students. **Recommended Action: Approval** (City Manager) Bash stated this means a lot to the kids. Include academic all-league as well. Bash/Sullivan **PULLED FOR DISCUSSION**

8. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR:

- 7.D. Authorization for the Destruction of Certain City Records. **Recommended Action: Adopt Resolution No. 2010- 13.** (City Clerk)

**Council Member Bash** noted for the record that he is concerned about the records that are listed for destruction. Assurance was given to him by the City Attorney and the City Clerk that the City has an adopted Records Retention Policy that is adhered to and the City Attorney reviews the list prepared for destruction prior to its submittal to the Council for approval.

**M/S Bash/Sullivan to adopt Resolution No. 2010- 13. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- 7.E. Appointment of One Member to the Economic Development Advisory Council. **Recommended Action: Appoint Robert Leonard to the Economic Development Advisory Council.** (Economic Development Director)

**Council Member Bash** congratulated and welcomed Robert Leonard to the EDAC.

**M/S Bash/Sullivan to appoint Robert Leonard to the Economic Development Advisory Council. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

7.H. Approval of an Application for a Certified Local Government Grant.  
**Recommended Action: Authorize staff to submit the 2010-2011 CLG Grant Application – Historic Context Statement and Phase One Historic Resources Survey.** (Director of Economic Development)

**Council Member Bash** acknowledged Mr. Bill Wilkman and Economic Development Director Oulman for their assistance with this project.

**M/S Bash/Sullivan to authorize staff to submit the 2010-2011 CLG Grant Application – Historic Context Statement and Phase One Historic Resources Survey. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

7.I. Approval to Send Congratulatory Letters from the City Council to Norco High School Students. **Recommended Action: Approval** (City Manager)

**Council Member Bash** stated that these letters mean a lot to the students and parents that receive them. He noted that he wanted to make sure that academic all-league recipients received the letters as well.

**M/S Bash/Sullivan to approve the sending of congratulatory letters from the City Council to Norco High School students. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

9. PUBLIC COMMENTS OR QUESTIONS:

**Larry Kleasner.** Mr. Kleasner stated concerns regarding the signs posted on utility poles throughout the City advertising water heaters. City Attorney Harper clarified to him that the City does have a code provision for this, including a fine. Director Thompson stated that plans are already in place for the signs to all be removed on Friday. Council Member Sullivan suggested calling the public utility company to report the signs posted on their poles.

**Vern Showalter.** Mr. Showalter stated that he has volunteered to help take the signs down.

**Ed Dixon.** Mr. Dixon voiced his concerns regarding the sound system in the Council Chambers.

10. OTHER MATTERS – COUNCIL:

**Mayor Pro Tem Hanna:**

- ✚ Noted that RFD-TV was in Norco filming a horse training segment. Also, the NART Segment will be shown on RFD-TV next Tuesday.

**Council Member Bash:**

- ✚ Stated that he was proud of the remarks made by Mayor Miller at the opening day ceremony for Little League.
- ✚ Noted that he, along with staff, are holding meetings with local businesses and they are going very well.
- ✚ Requested information on all of the parties working to put on a Norco Fair.

**City Manager Groves:**

- ✚ Stated that a lease agreement for the Norco Fair will be brought to the City Council on April 7<sup>th</sup> for discussion and approval.

**Council Member Azevedo:**

- ✚ Stated that she had attended the School's Committee meeting and the bussing issues were discussed, which will lead to less busses and more car traffic in Norco. She noted that there will still be crossing guards remaining at key places. Also mentioned at that meeting was that there are no immediate plans to close Riverview Elementary at this time and if it stayed open, it would require combination classes. She noted that if Riverview would close, the School District would use the facility for other operations.

**Council Member Sullivan:**

- ✚ Noted that last Saturday he assisted with the largest food program day ever.
- ✚ Stated that he attended the girl's softball opening day and helped judge the banner program.
- ✚ Read a letter from a retired police officer from another state that had viewed a segment on RFD-TV highlighting Norco and this gentleman asked to tour the City

on horseback. An email was returned to him setting up a time and date for this tour.

- ✚ Inquired about working with Riding Magazine to do a front cover and story on Norco in June. He noted that the quote to him for a front cover and a 1-page story was \$2,000 and a front cover and a 3-page story was \$3,600.

**Mayor Miller:**

- ✚ Stated that next week Thursday, the “State of the City” address will be presented at Nellie Weaver at 7 p.m.
- ✚ Encouraged everyone to fill out the Census forms that will be arriving soon.
- ✚ Displayed the 2010 Award of Excellence award presented to the Parks and Recreation Department for its submittal of the Horsetown USA Logo. He noted that he was proud to receive this for the City of Norco.

11. OTHER MATTERS – STAFF: No items to report from staff.
12. ADJOURNMENT: There being no further business to come before the City Council, Mayor Miller adjourned the meeting at 8:09 p.m.

---

BRENDA K. JACOBS  
CITY CLERK

/bj-75110