



MINUTES CITY OF NORCO

CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
OCTOBER 6, 2010

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

ROLL CALL: Mayor Malcolm G. Miller, M.D., **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, Petree and Thompson

City Attorney Harper – **Present**

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

Section 54956.8 – Conference with Real Property Negotiator

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, Norco City Council and Balboa Management Group, LLC

Points Under Negotiation: Price and Terms of Payment

Section 54957.6 – Conference with Labor Negotiator

Negotiating Parties: City Manager Groves and Deputy City Manager/Director of Finance Okoro

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

RECONVENE PUBLIC SESSION: With nothing to report from Closed Session, Mayor Pro Tem Hanna reconvened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Council Member Bash

INVOCATION: Council Member Harvey Sullivan

Mayor Miller made a public statement regarding his health issues and noted that he appreciates everyone's understanding. He further thanked Mayor Pro Tem Hanna for leading the meetings.

PROCLAMATION: National Disability Employment Awareness
Month – *October 2010*

Tracy Moreno and Kelley Krout, representing the Corona Norco Unified School District, accepted the proclamation from Mayor Pro Tem Hanna. They noted the businesses in the City of Norco that support and work with the students through this program.

Sergeant Adam Vallejo

Mayor Pro Tem Hanna presented Adam Vallejo with a proclamation honoring and thanking him for his dedicated service to the citizens of Norco and wished him well at the Sheriff's aviation unit where he is being transferred to.

REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:

1. CRA CONSENT CALENDAR ITEMS:

M/S Bash/Azevedo to approve the CRA Consent Calendar items with the corrections to the Minutes. The motion was carried by the following roll call vote:

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

- A. CRA Minutes:
Regular Meeting of September 15, 2010
Special Meeting of September 20, 2010
Recommended Action: Approve the CRA Minutes (City Clerk)

REGULAR JOINT CRA/CITY COUNCIL AGENDA AS FOLLOWS:

City Attorney Harper stated that staff is recommending that this item be continued to a date-uncertain and added that the good news is that everything is moving forward as planned.

R.J. Brandes, representing Balboa Management Group, LLC, commented on his remarkable experiences in Norco and with City staff. He noted that the Silverlakes Equestrian & Sports Park project is a 99 year lease and the project, with all of its challenges, has been discussed and worked through. Mr. Brandes stated that he has spent almost \$4 million on soft costs and has met with many advisors to make it an even better project. He stated that it is most important to develop a strategic partnership with Norco and the region and added that Norco will have the finest equestrian facility, along with major sport fields featuring multi-sports activities. Mr.

Brandes commented on his commitment to Norco in terms of making it open space and open to the public and noted that it will be a gift that Norco is giving to Southern California. He apologized that the final documents have not been delivered to this date and commented that it is important that they deliver all they have promised and believe they are very close to getting it done.

Mayor Miller stated that those who know how much this means to the City know what it involves and means and further thanked Mr. Brandes.

2. JOINT CRA/CITY COUNCIL PUBLIC HEARING: **Continued the Joint Public Hearing to a date uncertain.**

- A. Consideration of Documents related to the Silverlakes Equestrian & Sports Park by and between the City of Norco, the City of Norco Redevelopment Agency and Balboa Management Group, LLC

Recommended Action: It is recommended that the City Council/Norco Redevelopment Agency Board continue the joint public hearing to a date-uncertain to consider the adoption of the following documents:

- a. Norco Silverlakes Master Ground Lease by and between the Norco Redevelopment Agency (Landlord) and the City of Norco (Tenant).
- b. Norco Silverlakes Ground Lease by and between the City of Norco (Landlord) and Balboa Management Group, LLC (Tenant).
- c. Norco Silverlakes Shared Use Agreement by and between the City of Norco (Landlord) and Balboa Management Group, LLC (Tenant).
- 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 the Redevelopment Agency Property pursuant to California Health & Safety Code Section 33679.
- f. **Resolution No. 2010-___**, restating and amending Resolution No. 2009-08 (Adopted on March 4, 2009) Relating to Conditional Use Permit No. 2008-09 for the Silverlakes Equestrian & Sports Park located on the east Side of Hamner Avenue north of the Santa Ana River.

- g. **Ordinance No. ____, for first reading**, approving the Development Agreement by and among the City of Norco, the Norco Redevelopment Agency and Balboa Management Group, LLC for the Silverlakes Equestrian & Sports Park.
- h. **Resolution No. 2010-____**, finding the Silverlakes Project consistent with the Property Deed Restriction.
- i. Funding, Construction and Acquisition Agreement by and between the City of Norco and Balboa Management Group, LLC, a Delaware Limited Liability Company.
- j. Addendum to the Environmental Impact Report for the Silverlakes Equestrian and Sports Park Project (State Clearinghouse # 2008041019) Under the California Environmental Quality Act ("CEQA") for Subsequent Agreements and Approvals for the Project.

3. OTHER CRA MATTERS: **No other CRA matters**

ADJOURNMENT OF CRA: 7:23 p.m.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

4. CITY COUNCIL CONSENT CALENDAR ITEMS:

M/S Sullivan/Bash to approve the items as recommended on the City Council Consent Calendar with the corrections to the Minutes. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: MILLER ON ITEM 4.A.

- A. City Council Minutes:
Regular Meeting of September 15, 2010
Special Meeting of September 20, 2010
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of September 29, 2010. **Recommended Action: Receive and File.** (Planning Director)

- C. Execution of Amendment No. 1 to the Cooperative Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Construct the Western Avenue Storm Drain Improvements. **Recommended Action: Approve Amendment No. 1 to the Project No. 2-0-00160 Funding Agreement.** (Director of Public Works)
- D. Authorization for the Department of Public Works to Purchase an Auger/Grinder. **Recommended Action: Authorize the Department of Public Works to purchase an Auger/Grinder Model No. AGE4000-285 from JWC Environmental in the amount of \$150,000.** (Director of Public Works)
- E. Approval of Supplemental Agreement for the 2010-2011 Community Development Block Grant Program Year. **Recommended Action: Approval** (Housing Manager)
- G. Fiscal Year 2010 Year-End Budget to Actual Report. **Recommended Action: Receive and File.** (Deputy City Manager/Director of Finance)
- H. Approval of Salary and Benefits Resolutions for Management and Middle Management, Professional and Confidential Employees for Fiscal Year 2010-2011. **Recommended Action: Adopt Resolution No. 2010-53, approving the Annual Salary and Benefits for Management personnel; and Resolution No. 2010-54, approving the Annual Salary and Benefits for Middle Management, Professional and Confidential Service personnel.** (Deputy City Manager/Director of Finance)
- I. Amendment to the Transportation Uniform Mitigation Fee Program Funding Agreement for the Hamner Avenue Widening, Santa Ana River to Parkridge Avenue Project. **Recommended Action: Approve the Amendment to the Hamner Avenue Widening, Santa Ana River to Parkridge Avenue Project TUMF Funding Agreement with Western Riverside Council of Governments.** (Director of Public Works)
- K. Deposit of \$30,000 payable to Southern California Edison for Design and Adjustment of Transmission Poles adjacent to Hamner Avenue. **Recommended Action: Approve a deposit of \$30,000 payable to SCE for the design and adjustment of transmission Poles along Hamner Avenue adjacent to Silverlakes.** (Public Works Director)
- L. Approval of a Citywide Records Management Policy and Retention Schedule. **Recommended Action: Adopt Resolution No. 2010-55, adopting a Citywide Records Management Policy and Retention Schedule.** (City Clerk)

- M. Award of Contract for Annual Street Sweeping Services. **Recommended Action: Accept the Proposal submitted for Annual Street Sweeping Services and award a contract to Clean Street in an amount of \$28,569.60 and authorize the City Manager to execute the contract.**
(Director of Public Works)
5. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR: **No items pulled.**
6. PUBLIC COMMENTS OR QUESTIONS:

Gary Lewis. Mr. Lewis stated that he would like to request a hearing on the issue of a minor the Miss Pre-Teen Horsetown USA Pageant and the gown worn by his daughter, Kristina Lewis and further submitted a letter for the record further explaining his request and the incident.

Carol Barreto. Ms. Barreto commented on the queen situation as described by Mr. Lewis and asked the Council to do something about it.

Arlene Lewis. Ms. Lewis read a portion of the letter she sent to the Fair Committee in regards to the Miss Pre-Teen Horsetown USA Pageant.

Madeliene Ojeda. Ms. Ojeda read from the Miss Horsetown USA Queen rules and commented as the grandmother of the minor that took part in the Pre-Teen Horsetown USA Pageant.

Julie Waltz. Ms. Waltz asked the Council for a citizen's activist award proclamation for Lois Look and asked for a response regarding her request.

Yvette Jeda. Ms. Jeda spoke on behalf of the Lewis family and noted that she supported them and commented on the situation at the Norco Fair.

Bonnie Bartley. Ms. Bartley commented on the incident at the Fair Pageant and further noted the poor sportsmanship displayed by some of the parents.

Meghan Wilson. Ms. Wilson commented on the Miss Pre-Teen Horsetown USA Pageant and the poor sportsmanship that took place.

Cheryl Nickell. Ms. Nickell commented on the Miss Pre-Teen Horsetown USA Pageant and the injustice that occurred.

7. OTHER MATTERS – COUNCIL:

Council Member Azevedo:

- # Commented on Proposition 22 and the fact that many people do not know what this is all about and further encouraged everyone to take home a flyer that is provided.
- # Reminded everyone about several events: The Norco Firefighters Association Pancake Breakfast at the Fire Station 22 on Saturday; the Settlement House event at the Turning Point Church on Saturday from noon – 6 p.m.; and that same evening the induction of the Horsetown USA Hall of Fame.
- # Commented on the new Little Wing restaurant that opened and encouraged everyone to try it out.

Council Member Bash:

- # Commented on the upcoming December 7th event at the Naval Surface Warfare Center.
- # Asked Louis Davis from Southern California Edison about the old telephone poles along Hamner and what it would take to remove them. He also asked him about the “sawed off” poles along Hamner Avenue. Mr. Davis noted that there are 33 poles and noted that he has already started the process. He added that Edison is working with AT&T to get the poles removed through a joint pole agreement.
- # Noted the large amount of public record requests received and further asked how much time staff was putting into putting these requests together.

Council Member Sullivan:

- # Commented on the Horsetown USA Hall of Fame event where 12 persons will be inducted.
- # Asked about the notices received from Rick DeWalt and asked if there was something that needed to be done. Lt. Cooper stated that the Sheriff’s Department has not observed the problems that Mr. DeWalt is reporting.
- # Noted the hit and run accident that recently occurred. Lt. Cooper stated that miss-information was reported in the press.
- # Asked about the accident on the 15 Freeway. Fire Chief Carlson stated that there were eight injuries and 5 of the injured were transported.

8. OTHER MATTERS – STAFF:

City Manager Groves commented on the Norco Holiday Banner Program and noted that applications are available on the City’s website. She also commented on the City Council Special Meeting – Study Session to be held on Monday, October 11th at 1:00 p.m. to continue discussing budget updates and a project update on the Norco Animal Shelter facility.

9. ADJOURNMENT: There being no further business to come before the City Council, Mayor Pro Tem Hanna adjourned the meeting at 8:06 p.m.

BRENDA K. JACOBS
CITY CLERK

/bj-76738