



MINUTES CITY OF NORCO

CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
APRIL 20, 2011

CALL TO ORDER: Mayor Hanna called the meeting to order at 6:00 p.m.

ROLL CALL: Mayor Berwin Hanna, **Present**
Mayor Pro Tem Kevin Bash, **Present**
Council Member Kathy Azevedo, **Present**
Council Member Greg Newton, **Present**
Council Member Harvey C. Sullivan, **Present**

Staff Present: Carlson, Groves, Jacobs, Okoro, Rowan and Thompson

City Attorney Harper– **Present**

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

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
Management
Middle Management, Professional and Confidential Service

REPORT FROM CLOSED SESSION: City Attorney Harper stated that there is nothing to report from Closed Session.

RECONVENE PUBLIC SESSION: Mayor Hanna reconvened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Bash

INVOCATION: Corona Church of the Open Doors
Pastor Fred Griffin

PRESENTATION: 2010 Fire Department Report
Fire Chief Carlson

Fire Chief Carlson presented the 2010 Fire Department Report, noting that this is a brief snapshot of the Norco Fire Department. During 2010, the Fire Department responded to 2,579 emergency calls. These calls represented working incidents involving medical aids, vehicle accidents with injuries, hazardous materials incidents and various types of fires. Seventeen of the fires in 2010 occurred on property valued at over \$12 million. The firefighters held the damage to \$950,445, which is less than a 10% loss rate. This was accomplished with Fire Department staffing of one four-person crew and one three-person crew. While the City has increased in population and housing units, the Fire Department has decreased by 19% since its highest level in 2005. With an increase in calls, response times have also increased. The impact of the subsequent development and added congestion has been a longer response time. Although the national and state standard is that 90% of calls for emergency service should be responded to within five minutes or less, the Department is responding to 59% of calls within six minutes or less.

The Department also coordinates the City's Disaster Preparedness Program. During 2010, the Fire Department conducted a table top exercise including all City departments. This also included a practical sheltering component which allowed Parks, Recreation and Animal Control personnel to practice setting up shelters for use during a required activation. The Fire Department was also able to assist the NART team in a number of technology purchases that enhance the volunteer organization's effectiveness.

Council Member Newton asked Chief Carlson about the graph reporting the area housing numbers. In response, it was noted that this number is the population difference when the prison population is subtracted from the total City of Norco population number.

Council Member Sullivan commented on the increase in housing in the last 10 years. He asked Chief Carlson if the decrease in staffing has affected the citizens of Norco. Chief Carlson stated that the number of individuals on staff in the Department, and in some degree the response times, have affected the citizens mainly because of the laws (2 in and 2 out rule) as there is a need to call in resources early on. Chief Carlson also noted that the addition of a third fire station would have assisted in the response times. In response to Council Member Sullivan, Chief Carlson stated that the response times are based on a fractile percentage basis and not on an average. Council Member Sullivan commented on the AMR response times required by the County, noting that as one of the reasons the City engaged in a paramedic program. He also commented on the inspections done by the Department, noting that maybe the City should increase the fees to increase revenue.

Council Member Azevedo commented on the opening of Crestview Avenue, noting that one of the purposes was to aid in the decrease of the response times. She interjected that she thought that one of the issues was the road being closed resulting in the response times being longer. Chief Carlson stated that the response times have become better because of the opening of Crestview, but the distance continues to be the problem.

REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:

City Attorney Harper recommended that one item be added to the CRA Consent Calendar (Assignment of Mitchel L. Frahm dba Frahm Dodge Owner Participation Agreement and Promissory Notes To Triangle Motors, Inc.) as the need for this immediate action came to staff's attention subsequent to the agenda being posted and is an urgency item.

M/S Sullivan/Azevedo to add the requested item to the CRA Consent Calendar. The motion was carried by the following roll call vote:

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

1. CRA CONSENT CALENDAR ITEMS:

M/S Azevedo/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, NEWTON, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- A. CRA Minutes:
Special Meeting of April 13, 2011
Regular Meeting of April 6, 2011
Recommended Action: Approve the CRA Minutes (City Clerk)

- B. Assignment of Mitchel L. Frahm dba Frahm Dodge Owner Participation Agreement and Promissory Notes to Triangle Motors, Inc.
Recommended Action: Authorize the Assignment of the Frahm Owner Participation Agreement, Amendment No. 1 to the Owner Participation Agreement and the Frahm Redevelopment Agency loan to Triangle Motors, Inc. and the assumption of all the obligations thereunder by Triangle Motors, Inc. (City Attorney)

2. OTHER CRA MATTERS: No other CRA matters

ADJOURNMENT OF CRA: Chairman Hanna adjourned the CRA at 7:28 p.m.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

3. CITY COUNCIL CONSENT CALENDAR ITEMS:

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

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

- A. City Council Minutes:
Special Meeting of April 13, 2011
Regular Meeting of April 6, 2011
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of April 13, 2011. **Recommended Action: Receive and File** (Planning Director)
- C. Quarterly Investment Report for the Quarter Ended March 31, 2011. **Recommended Action: Receive and File** (Deputy City Manager/Director of Finance)
- D. Execution of a Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Construct a Protection Dike. **Recommended Action: Approve the Funding Agreement.** (Director of Public Works)
- E. Acceptance of the Auger/Grinder Wastewater System Project as Complete. **Recommended Action: Accept the Auger/Grinder Wastewater System Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** (Director of Public Works)
- F. Proposed Reductions in City Council Benefits and Compensation for the Fiscal Year 2011-2012 Preliminary Budget. **Recommended Action: Approve the following reductions in the Fiscal Year 2011-2012 preliminary City Council Budget: 1. Reduce "Conferences and Meetings" line item by \$4,050; 2. Pay employee share of PERS Contribution; 3. Eliminate cell phone stipends; and 4. Eliminate medical savings account subsidies.** (City Manager)

4. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR: No items pulled for discussion.
5. LEGISLATIVE MATTERS -- SECOND READING: *(No new evidence will be heard from the public as the public hearing has been closed regarding all items listed.)*
 - A. **Zone Code Amendment 2011-02:** A City-Initiated Proposal to add Chapter 18.63 to the Norco Municipal Code entitled Hospitality Development Zone. **Recommended Action: Adopt Ordinance No. 932 for second reading. (City Clerk)**

M/S Bash/Sullivan to adopt Ordinance No. 932 for second reading. The motion was carried by the following roll call vote:

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

6. CITY COUNCIL CONTINUED PUBLIC HEARING:
 - A. Amendment to the City's Comprehensive Fee Schedule to Update and Adjust Fees for Building Division Services

Recommended Action: Staff is recommending that the public hearing be continued to May 4, 2011 to allow further review of the proposed updated and adjusted fees for Building Division services. (Contract Building Official) The continued public hearing item is continued to May 4, 2011
7. CITY COUNCIL ACTION ITEMS:
 - A. Resolution of Intention to Approve an Amendment to the Contract between the Board of Administration, California Public Employees' Retirement System and the City of Norco

On June 6, 2007, the City Council approved a Memorandum of Understanding (MOU) between the City of Norco and the Norco Firefighters Association (NFA) which provided for retirement enhancement. Staff recommends that the City Council adopt the attached Resolution of Intention to approve an amendment to the contract between Public Employees' Retirement System (PERS) and the City Council. The MOU between the City and the NFA covering the period between June 6, 2007 and June 30, 2011 was approved by the City Council on June 6, 2007. The MOU requires that the City provide a PERS retirement enhancement of 3% @ 50 formula prior to June 30, 2011.

Recommended Action: Adopt Resolution No. 2011 ____, approving a Resolution of Intention to approve an amendment to the Contract between the Board of Administration of the California Public Employees' Retirement System and the City Council of the City of Norco. (Deputy City Manager/Director of Finance)

City Manager Groves stated that this action before the Council is a consideration of an approval of the intention to amend the contract with the Public Employees Retirement System (PERS) related to the Norco Firefighters Association (NFA). She clarified that this is not an approval of a new contract, rather it is an action related to the existing contract between the City and the NFA. The current contract with the NFA was entered into by the Council on June 6, 2007, with an ending date of June 30 of this year. She added that the City is currently in negotiations with the NFA regarding employment provisions after June 30. The action tonight is the first step in implementing a retirement enhancement that is a provision of the 2007 contract, which requires the City to provide a PERS enhancement of a 3% at 50 formula prior to June 30 of this year. Currently the firefighters have a 2% at 50 retirement formula.

Deputy City Manager/Director of Finance Okoro stated that there are steps that need to be taken throughout this process. He commented on the actuarial evaluation that was completed by PERS, noting that the City's total employer rate will change by 11.921% and this rate is likely to change (up or down) each year depending on demographic, economic and investment earnings assumptions. He stated that following the adopting of this resolution, there will be an ordinance presented to the Council for adoption as a part of this process, which would take effect 30 days following the adoption of that ordinance. There have been certain changes in the laws relating to contract changes, which went into effect on January 1, 2009 and the process that the City has laid out complies with these requirements. To provide the City Council with additional information, Mr. Richard Santos, Senior Pension Actuary for CalPERS, was available by telephone conference for any actuarial questions.

Council Member Newton asked for any background information regarding the City's financial plan in 2007 to fund this future liability. Deputy City Manager/Director of Finance Okoro noted that there was no specific financial plan laid out in 2007 to fund this, adding that, if approved, the funding priority will be a part of the annual budget process. Council Member Newton asked if this is retroactive. Deputy City Manager/Director of Finance Okoro stated that it is his understanding that once this retirement enhancement is put into effect, it is retroactive to the date. Mr. Santos noted that yes, this is correct, adding that it will apply to all past service that the safety employees have earned at the 2% @ 50 formula since the time they were hired by the City. Council Member Newton asked about the current unfunded liability. Mr. Santos stated that the City has a current surplus of \$127,000 dollars, adding that this proposed enhancement will cost the City about \$3 million, resulting in an unfunded liability of approximately \$2.8 million dollars. Council Member Newton commented on the SUMMARY RETIREMENT section, more specifically asking about how the final compensation is calculated and asked if the City has flexibility to use other methods. Mr. Santos stated that right now, what the City has is one year averaging, noting that the law now states that this cannot be changed and the only other option would be 3

year averaging for new employees. Council Member Newton asked what the current cost of living adjustment is. Mr. Santos stated that it is currently 2%. Council Member Newton asked about the accrued liability and the schedule the City is on. Mr. Santos stated that right now on an actuarial basis the City is ahead of schedule, as mentioned previously, but after this amendment, will be behind schedule. Council Member Newton stated that he is confused over the projected pre-amendment and post-amendment amounts, commenting on the plan's projected new side fund amount as of June 30, 2010 of (\$2,519,497). Mr. Santos stated that side fund as of June 30, 2010 has a surplus as noted earlier, but following this amendment, the side fund will be an unfunded liability. Council Member Newton asked if there is any way to determine an average percentage of the current salary earned at retirement. Mr. Santos stated that the replacement ratio will be different for employees in accordance with how long they worked and the number of years of service.

Council Member Azevedo commented that she was an elected Council Member in 2007, noting that the City's salaries at that time were not in line and a comparables study was completed. She stated that five cities were used in that study that had their own fire departments and located in the City's region. She added that the Council tried to determine salaries and insurance for the firefighters that would be comparable to the other cities, adding that only one of the five cities did not already provide the 3% at 50 retirement benefit and the other city was going to provide it in the future. Council Member Azevedo stated that at that time, before this unprecedented "depression" hit, the Council decided to provide this provision at the end of the MOU. She stated that since that time, the amazing economic downturn has hit and the City clearly does not have the money to fund this now.

Council Member Sullivan stated that what Council Member Azevedo stated is what he also remembers from 2007 and noted that the City wanted to keep the best firefighters and needed to keep up with the pace. He asked about the unfunded liability and if that was moved to 3% at 55, what would that save the City. Mr. Santos stated that he does not have that figure, but noted that the rate generally goes down from 3 to 4 percent for that lower level. Council Member Sullivan asked if that 3% @ 50 was never implemented, what the figure would be. Deputy City Manager/Director of Finance Okoro referred to what Mr. Santos previously stated that at the 2% @ 50 formula, with respect to accrued liability, we are currently ahead. Council Member Sullivan stated that he wants to know the difference of the City's cost each year going from the 2% @ 50 to the 3% @ 50 formulas. Mr. Santos stated that if the City were to stay at 2% @ 50 formula, the net employee contributions rate (employer contribution) would be 19.6 percent for Fiscal Year 2011-12 and trend up to 24 percent over the next three years. If the City implements the 3% @ 50 enhancement in Fiscal Year 2011-12, the rate would be 31.5 percent and trend up to about 37.5 percent over the next three years, resulting in a 13 percent cost difference over the next three years.

Matthew Sampson. Mr. Sampson stated that he appreciates the firefighters' service but cannot see how the City can fund this. He added that the City is losing other services and does not understand how the City can continue to go forward with this.

Kelly Paakonen. Mr. Paakonen commented on the City's financial status and the fact that the City employees and residents have shouldered the burden of some bad planning and decision making of a few of the Council Members. He commented on the firefighters' benefits and his opposition to the contract, noting that Norco does not have the revenue to provide those services. He added that this issue is not a public safety issue, but a Norco Firefighter issue.

Jodie Webber. Ms. Webber noted that she reiterates everything the previous speaker stated. She asked if it is the Council's intent to approve this based on the MOU approved in 2007 so that the Council does not want to go back on the representations made at that time. City Attorney Harper noted that there will be a vote and the staff recommendation is based on a provision in the 2007 contract. Ms. Webber stated, again, that she agrees with the previous speaker, noting that the City does not have the revenue to sustain this contract and asked that the Council have financial responsibility to the rest of the community and seriously look at this in more detail.

Dave Henderson. Mr. Henderson stated that 2007 was a significantly different time. He added that if we did not have the money in 2007 to implement it, we certainly do not have the money now. He commented on the significant increase in every year's contribution and the firefighter's salaries and benefits noting that we cannot afford it. He stated that he was not in support of additional taxes.

Roy Hungerford. Mr. Hungerford encouraged a "no" vote noting that the City cannot afford it and the residents cannot pay any more taxes. He noted that he would rather have two motor cops back than implement this. He commented on the difficult economic times for many and asked why we are allowing this, noting that this is ridiculous.

Ron Laursen. Mr. Laursen spoke representing the NFA noting that they have faced the same things as the City residents, and further noting that they saved the City \$700,000 over the past two and one half years. He commented on this process adding that they are in active negotiations to help the City. Mr. Laursen commented on his vested interest in the success of the City, noting that the firefighter's have always "stepped up: to help.

Council Member Sullivan stated that this is strictly a process and negotiations are currently taking place with the Norco Firefighters Association, adding that the negotiations will continue with everything on the table. He stated that the Council is well aware of the impacts.

Council Member Azevedo commented that this has been one of the hardest things that have come before the Council for many years and added that she feels some sense of responsibility to follow through with agreements. She stated that on the other hand, these are unprecedented times and the money is not there. Council Member Azevedo stated that although the Council agreed to it, it would be in bad faith for her to move forward with this procedural step as the City cannot afford it. She added that she supports the Norco Fire Department, but this is just too much money and the City Council needs to find a way to make this work without this enhancement.

Council Member Newton asked about the present value of benefits under the financial impact section of the staff report. Mr. Santos stated that the difference between those numbers would be the future value of the service accrual under the benefit formula. Council Member Newton asked how much this will cost over the next 20 years. Mr. Santos stated that over the next 20 years, the City will start off by paying \$215,000 and that amount will increase about 3¼ percent each year based on the assumed rate of growth in accordance with the assumed payroll over the next 20 years. Mr. Santos stated that the total impact over the next 20 years would be an estimated amount of over \$5 million, including interest charges, to pay down that debt. Council Member Newton commented on the contract noting that the economy has changed, adding that there was no financial plan then to pay for this liability and there is no financial plan now.

Mayor Pro Tem Bash stated that what has not changed is the City's fiscal imbalance and how much it would cost to fund this. He added that he hopes to continue on the course to create additional sales tax revenue.

Mayor Hanna stated that this is a hard decision, but he needs to look out for the citizens of this town, noting that he appreciates the Fire Department and wished that times were better. He stated that he needs to do what is best for the City and right now, this does not look like the best thing.

Council Member Sullivan asked Mr. Santos about the \$5 million dollars and what the 2% @ 50 formula would cost the City over the next 20 years. Mr. Santos stated that this would be a hard comparison with the surplus currently in the account, noting that it is really not an apples-to-apples comparison. He added that there would really be no debt to pay off in the future if the formula would stay at 2% @ 50.

M/S Sullivan/_____ to adopt Resolution No. 2011 ____, approving a Resolution of Intention to approve an amendment to the Contract between the Board of Administration of the California Public Employees' Retirement System and the City Council of the City of Norco. The motion was carried by the following roll call vote: THE MOTION DIED DUE TO LACK OF A SECOND TO THE MOTION.

- B. Expiration of the Temporary Transportation Uniform Mitigation Fee (TUMF) Reduction Period

In December of 2010, the City Council approved an extension to the Transportation Uniform Mitigation Fees ("TUMF") that included a 50% fee reduction through December 31, 2011, or once the \$20 million aggregate cap in uncollected TUMF revenue is reached upon notification by letter from the WRCOG Executive Director at the direction of the WRCOG Executive Committee. It has been determined that it would be to the best financial interest of the City to end that TUMF reduction period early, as the City does not have a clear defined method to demonstrate how it will address the loss of fees not collected through alternate funding and cost saving methods.

Recommended Action: 1.) Adopt Ordinance No. _____, for first reading, amending Chapter 3.50 of the Norco Municipal Code removing the temporary fee reduction period under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program; and 2.) Adopt Resolution No. 2011-____, ending the temporary fee reduction period under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program. (City Manager)

City Manager Groves presented the City Council item, noting that these are not City fees, but are administered through the Western Regional Council Of Governments (WRCOG) for regional road projects. She stated that in a previous staff report, it was noted that staff would be monitoring the fees and would report back to the Council, noting that the City is responsible for the 50% of the fees waived. City Manager Groves stated that there is some concern over the amount of funding the City would be liable for (since January of 2010, the amount is approximately \$133,000) and how this will be paid back, adding that this was a good concept to get the economy going, but now the City needs to move forward.

Council Member Azevedo under discussion, noted that she is on the WRCOG Executive Committee, noting that this fee reduction worked well and WRCOG is willing to work with the City to pay back those fees owed.

M/S Newton/Bash to adopt Ordinance No. 933, for first reading, amending Chapter 3.50 of the Norco Municipal Code removing the temporary fee reduction period under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program. The motion was carried by the following roll call vote:

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

M/S Bash/Newton to adopt Resolution No. 2011-21, ending the temporary fee reduction period under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program. The motion was carried by the following roll call vote:

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

8. PUBLIC COMMENTS OR QUESTIONS:

Pat Overstreet. Ms. Overstreet commented on the Relay for Life event to be held on May 14 and 15 and encouraged more walkers. She also commented on the 2011 Ranch Tour to be held on May 21st. Ms. Overstreet stated that she would be attending the Citizens Redistricting Commission public input hearing on May 5th, noting the importance of promoting the Norco lifestyle at that meeting.

Rob Koziel. Mr. Koziel commented that two years ago, he came before the Council requesting the use of the patio on the outside of his business. He noted that he lost at the Planning Commission level and then appealed it to the Council. He commented on decisions based by the Planning Commission and further commented on staff opinions affecting those decisions.

He further commented on the matter regarding the accusation against Robbin George Koziel, dba Maverick Steakhouse, before the Department of Alcoholic Beverage Control of the State of California, regarding on-sale beer and wine/ on-sale general bona fide eating place license (File: 47-386937), noting that it was dismissed. Mr. Koziel provided the document "for the record" and asked that it be distributed to the Council. He further asked that the discussion begin from where they last ended regarding the outside use of the patio.

Jodie Webber. Ms. Webber commented on the Citizens Redistricting Commission meeting to be held in Norco on May 5th from 6 – 9 p.m. in the City Council Chambers. She noted that not many mayors or council members attended the first meetings held for public testimony and encouraged everyone to attend in order to promote the City's lifestyle. Ms. Webber stated that "tool kits" will be brought to City Hall providing information on the public input process and why it is important.

Pat Vaillancourt. Ms. Vaillancourt encouraged the Council to consider opening Corona Avenue, noting that the City needs another access. She asked if there is a reason why the street cannot open. City Attorney Harper stated that there was litigation concerning the opening of Corona Avenue and Valley View Avenue resulting in the requirements that the two streets open simultaneously with an approved amendment to the specific plan.

9. OTHER MATTERS – COUNCIL:

Council Member Sullivan:

- ✚ Received confirmation from City Manager Groves that the action taken tonight regarding the Resolution of Intention was the first step required for this process and a timeframe needed to be met. City Manager Groves stated that the negotiations regarding a contract would be considered separately under a new contract.

Council Member Azevedo:

- ✚ Stated that she is the Chair of the UNLOAD Committee and passed out information on the "Spring Into Awareness: The Power of Prevention" Town Hall gathering which will be held on Thursday, May 12th at Nellie Weaver Hall. She commented on the drug disposal drop-off that will be available at the event.

Mayor Hanna:

- ✚ Commented on the Best of America by Horseback Grand Tour event, noting that only 52 have registered, 17 which are from Norco. He stated that this is a shame, noting that he is the only Council Member and challenged the rest to ride. He stated that online registration has closed, but you can still register by telephone by May 1st with a credit card or pay cash at the event to ride on Friday or Sunday. He again challenged everyone to ride in the event.
- ✚ Asked Director Thompson to call Mr. Williams regarding traffic calming by Norco Elementary School.
- ✚ Commended the City Manager on promoting the volunteer program and noted the increase in volunteers, adding that they are doing a great job. He commented on the Code Compliance volunteers that are helping the part-time Code Compliance Officer.
- ✚ Stated that he had a meeting with the Mayors from Eastvale and Corona, noting that Eastvale passed a resolution supporting the widening of the Hamner Avenue Bridge. He further commented on the lack of funding for the project and the possibility of a Federal Emergency Fund set aside for transportation that will be looked into.

10. OTHER MATTERS – STAFF:

City Manager Groves commented on the action taken earlier in the meeting by the Agency Board regarding the assignment of the Frahm Agreement to Triangle Motors, Inc. She noted that Frahm Dodge is in escrow to lease its assets to Triangle Motors, Inc., which is a subsidiary of Browning Motors. She added that Triangle Motors, Inc. will also be assuming the two Frahm loan.

11. ADJOURNMENT: There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 8:54 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK