



**AMENDED MINUTES**  
**CITY OF NORCO**  
CITY COUNCIL/SUCCESSOR AGENCY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
JULY 18, 2012

---

CALL TO ORDER: Mayor Bash called the meeting to order at 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Council Member Higgins

INVOCATION: Council Member Sullivan

PROCLAMATIONS: United Way  
*Allen Villalobos, Executive Director*

**Mayor Bash and Mayor Pro Tem Azevedo presented Mr. Villalobos with a certificate of appreciation recognizing the United Way's contributions to the UNLOAD Committee and the events that they hold.**

Parks Make Life Better Month  
*Month of July*

**Mayor Bash recognized the City's Parks, Recreation & Community Services Department and proclaimed the month of July 2012 as Parks Make Life Better Month.**

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

**M/S Higgins/Sullivan 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, HIGGINS, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- A. City Council Minutes:  
Regular Meeting of June 20, 2012  
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only.  
**Recommended Action: Approval** (City Clerk)

- C. Ratification of the Fiscal Year 2012-2013 Western Riverside County Regional Wastewater Authority Budget. **Recommended Action: Adopt Resolution No. 2012-59, approving the 2012-2013 Western Riverside County Regional Wastewater Authority Budget.** (Director of Public Works)
  - D. Acceptance of Bids and Award of Contract for the Hamner Avenue Widening Project and Related Construction Services. **Recommended Action: Accept bids submitted for the widening of Hamner Avenue and award a contract to Griffith Company in the amount of \$4,133,320.25 for the Base Bid and \$1,188,610.00 for Add Alternate Bid No. 1; and additional related construction services in the amount of \$238,031, and authorize the City Manager to approve contract change orders up to 10 percent of the base bid and construction service contract amounts.** (Deputy Public Works Director/Senior Engineer)
  - E. Acceptance of Hemborg Ford's Low Bid to Replace Vehicle No. 432. **Recommended Action: Approval** (Deputy City Manager/Director of Finance)
  - F. Ratification of a Change Order in the amount of \$3,000 to an Existing Contract for Environmental Services with Michael Brandman & Associates to Complete the Revised Scope of Work Related to the Widening of Hamner Avenue. **Recommended Action: Approval** (Planning Director)
  - G. Award of Professional Services Contract to RKA Consulting Group for City Engineering Services through June 30, 2013. **Recommended Action: Approval** (Director of Public Works)
  - H. Approval of Addendum No. 7 to the Western Riverside County Regional Wastewater Authority ("WRCRWA") Joint Exercise of Powers Agreement. **Recommended Action: Approve Addendum No. 7 to the WRCRWA Joint Exercise of Powers Agreement, subject to non-substantive changes and approval by all WRCRWA Member Agencies; and authorize the Mayor to execute the Amendment.** (Director of Public Works)
  - I. Quarterly Investment Report for Quarter Ended June 30, 2012 **Recommended Action: Receive and File** (Deputy City Manager/Director of Finance)
2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:

3. CITY COUNCIL DISCUSSION/ACTION ITEMS:

- A. Designation of Voting Delegate and Alternate for the 2012 League of California Cities Annual Conference. **Recommended Action: Appoint one Voting Delegate and one Alternate Voting Delegate to represent the City of Norco at the 2012 League of California Cities Annual Conference.** (City Clerk)

**M/S Azevedo/Bash to appoint Council Member Sullivan to serve as the City's voting Delegate at the 2012 League of California Cities Annual Conference. The motion was carried by the following roll call vote:**

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

**M/S Bash/Higgins to appoint Council Member Hanna as the City's Alternate voting Delegate at the 2012 League of California Cities Annual Conference. The motion was carried by the following roll call vote:**

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

- B. Appointment of Two Council Members to Serve on the Zoning and Development Issues Working Group **Recommended Action: Appoint Two City Council Members to serve on a Zoning and Development Issues Working Group.** (City Manager)

**City Manager Groves** presented the item for Council discussion.

**M/S Hanna/Higgins to appoint Council Member Sullivan and Mayor Pro Tem Azevedo to serve on the Zoning and Development Issues Working Group. The motion was carried by the following roll call vote:**

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

- C. Approval of the Striping of Certain Streets for Bikeway as Part of the Santa Ana River Trail and Parkway Program. **Recommended Action: That the City Council approve the striping of a Class II bikeway along Corydon Avenue/Norco Drive from River Road to Cedar Avenue; a Class III bikeway from Cedar Avenue to Crestview Drive along Alhambra Street, Taft Street, Old Hamner Road, Detroit Street, Sierra Avenue, Pedley Avenue and River Drive as part of the Santa Ana River Trail and Parkway Program and provide direction on the Alternative "By-Pass" Route.** (Deputy Public Works Director/Senior Engineer)

**Deputy Public Works Director/Senior Engineer Askew** presented the item for Council discussion.

**Rod Holland.** Mr. Holland commented as an avid cyclist and noted his concerns regarding numerous City locations and streets.

**Public Works Director Thompson** stated that there will be capital improvements made to the streets involved in the bike routes. He also noted that all of the Class III bikeways are temporary.

**Parks, Recreation & Community Services Director Petree** stated that there will be many organizations, including bicycle clubs, involved in this process and Mr. Holland's comments will be passed on for review.

**Mayor Pro Tem Azevedo** commented on her concerns regarding the signs being placed in the right-of-way on lawns, noting the residents that are being impacted. She further asked if any of the bike lanes will be in conflict with the NEV lanes. In response, City Manager Groves stated that only the plan was developed and there is no funding for the lanes. Mayor Pro Tem Azevedo stated that she concurs with the Commission on not using Sixth Street as an alternate route.

**Council Member Hanna** commented on the block between Sierra and Woodward and the traffic that moves fast through that area and further asked if the street will be widened. Staff responded that the bicyclists will be in the vehicular travel lane and not on the horse trail side, noting the improvements that will be made to the City's trails and the grant funding that will be available.

**Council Member Higgins** commented on his concerns regarding the speed of travel for bikes, horses and autos; noting the congestions added from parking on the streets. He stated that he is assuming that this is temporary and asked how much say the Council has in the improvements. Staff responded that all improvements would be brought back to the Council for its approval.

**M/S Azevedo/Hanna to approve the striping of a Class II bikeway along Corydon Avenue/Norco Drive from River Road to Cedar Avenue; a Class III bikeway from Cedar Avenue to Crestview Drive along Alhambra Street, Taft Street, Old Hamner Road, Detroit Street, Sierra Avenue, Pedley Avenue and River Drive as part of the**

**Santa Ana River Trail and Parkway Program with the exception of Sixth Street as the Alternative “By-Pass” Route.**

**Under Discussion: Council Member Higgins received confirmation that any change to this plan would be brought back to Council**

**The motion was carried by the following roll call vote:**

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

**4. CITY COUNCIL PUBLIC HEARING:**

- A. Public Hearing Ordering the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for Districts No. 1 - Beazer, Tract 28765; No. 2 – Western Pacific, Tract 25779; No. 3 – Centex, Tract 28626; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk’s Crest, Tract 30230

*The “Landscaping and Lighting Act of 1972 requires an Engineer’s Report for existing landscape maintenance districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the five districts allows for an annual increase not to exceed the Consumer Price Index (CPI). The CPI ending March 31, 2012 adjustment per parcel assessment in all districts is 2.0%.*

**Recommended Actions: That the City Council open the Public Hearing and if no more than 50 percent of the property owners within the District protest, it would be appropriate to adopt Resolution No. 2012-\_\_\_, (Beazer); Resolution No. 2012-\_\_\_, (Western Pacific); Resolution No. 2012-\_\_\_, (Centex); Resolution No. 2012-\_\_\_, (Norco Ridge Ranch); Resolution No. 2012-\_\_\_, (Hawk’s Crest), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy. (City Engineer)**

**City Engineer Milano** presented the public hearing item. He noted that all five LMDs had the consumer price index adjustment applied to them, as allowed by each of them, and varies from district to district. He commented on the future use of the reserve for LMD No. 4 and the need for a reserve for future maintenance. He stated that staff recommends keeping the LMD No. 4 fund balance there and once the fencing begins to fail, the plans and project will be brought back to the Council. He further stated that the other districts do not have the same reserve for these types of repairs.

**Mayor Bash OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

**Lance Gregory.** Mr. Gregory spoke in opposition of any increase in the fees assessed for all of the LMDs. He noted the inconsistent services of Valley Crest.

**Rosa Green.** Ms. Green spoke in support of the additional tax and noted that she is pleased with Valley Crest. She noted that she is opposed to giving funds back to the residents.

**Jodie Webber.** Ms. Webber spoke in opposition of the proposed resolutions and commented specifically on LMD No. 4. She noted that the budget for this year is less than last year and commented on the surplus, which was not noted in the engineer's report. She stated that she did her own research regarding what should be included in the report and commented on what needs to be included, noting that the surplus amount is required to be included. She requested that a resolution be adopted stating the use of the reserves before they are used.

**Roy Hungerford.** Mr. Hungerford commented on the assessments and stated that he would like the reserves kept for future improvements and added to the line item budget. He noted that he would like to see the second phase of drains completed. He commented on Valley Crest, noting that he would like to see the weeds in the streets addressed. He further suggested holding community meetings with LMD No. 4 residents. Lastly, he stated that he would like to see LMDs spread throughout the entire City.

**Bill Green.** Mr. Green commented on the amount of money designated for water and asked if there is any consideration for reclaimed water to reduce the costs.

**Mayor Bash CLOSED the public hearing.**

**Mayor Pro Tem Azevedo** commented on waiving the CPI for one year.

**Council Member Higgins** commented on reserves, noting that if there is a reserve, it needs to be designated for a specific project. City Engineer Milano stated that in LMD No. 4, the reserve has been identified as trail fencing reserve and not a traditional surplus. City Attorney Harper stated that there is no statutory requirement to identify the use of the reserve. Council Member Higgins stated that he wants to see the reserve listed in the engineer's report.

**Council Member Sullivan** noted the comments made about the dead trees. He also commented on the comment made regarding LMDs in the City and stated that he would not have a problem with an LMD and would be in favor of that.

**Mayor Bash** commented on the lack of dead trees in the hills. He added that the Council is assessable for residents to forward any concerns, which will then be forwarded to staff to be addressed. He added that he is in favor of an assessment to maintain the trails.

**M/S Higgins/Sullivan to adopt Resolution No. 2012-60, (Beazer); Resolution No. 2012-61, (Western Pacific); Resolution No. 2012-62, (Centex); Resolution No. 2012-63, (Norco Ridge Ranch); Resolution No. 2012-64, (Hawk's Crest), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy, and further to amend the Engineer's Reports to reflect the reserves and identify the purpose for those reserves. and further to amend the Engineer's Reports to reflect the actual total amount of the reserves and indicate what the purpose for those reserves is as identified in the staff report. The motion was carried by the following roll call vote:**

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

**5. PUBLIC COMMENTS OR QUESTIONS:**

**Dave Henderson.** Mr. Henderson commented on the Horsetown USA Hall of Fame Casino Night to be held on Saturday, August 18<sup>th</sup>.

**Karen Leonard.** Ms. Leonard commented on a theft in her neighborhood, noting that items that were stolen were located at a business in Norco.

**Danny Azevedo.** Mr. Azevedo spoke as President of the NHA noting the ride that was held the past weekend and the proceeds that were received that will be donated for the Corydon Staging Area.

**Roy Hungerford.** Mr. Hungerford thanked the Public Works Department for its assistance with the back yard cleanup. Partnership between the Norco Regional Conservancy and the City.

**Vern Showalter.** Mr. Showalter noted that the Streets, Trails and Utilities Commission has brought up LMDs throughout the rest of the City at different times, further noting that if there is support now, they will pursue it again.

**RECESSED:** Mayor Bash recessed the meeting at 9:05 p.m.

**RECONVENE** Mayor Bash reconvened the meeting at 9:15 p.m.

**CITY COUNCIL AGENDA -- ACTING AS THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

6. SUCCESSOR AGENCY CONSENT CALENDAR ITEM:

- A. Former Norco Community Redevelopment Agency Housing Program Subordination Agreements. **Recommended Action: That the Successor Agency authorize the execution by the Executive Director of subordination agreements in the event of refinancing which do not increase principal sum of trust deeds in a superior position to the Agency's trust deed and do not result in a cash out to the borrower.**  
(Successor Agency Legal Counsel)

**M/S Sullivan/Hanna to authorize the execution by the Executive Director of subordination agreements in the event of refinancing which do not increase principal sum of trust deeds in a superior position to the Agency's trust deed and do not result in a cash out to the borrower. The motion was carried by the following roll call vote:**

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

7. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:

- A. City Council Updates from Regional Boards and Commissions/Other Matters:

**Council Member Hanna:**

- Provided an update on the 91 Freeway Widening Project.
- Stated that it is noted on the next Northwest Mosquito Abatement District Agenda that there are cases of West Nile in California.
- Reported on two (2) NART calls responded to.

**Mayor Pro Tem Azevedo:**

- Commented on calls she has received regarding mosquitos along the river and the West Nile threat.
- Reported on the WRCOG General Assembly and the WRCOG-sponsored HERO Program, which is the most successful in state.
- Commented on Master Chef program that aired.
- Asked Lt. Hedge to look into the business allegations reported during public comments.
- Commented on the Day of the Cowboy events to be held on Saturday, July 28<sup>th</sup>.

**Council Member Higgins:**

**M/S Higgins/Bash to place an item on a future City Council agenda to discuss revisions to the code compliance regulations for the City. The motion was carried by the following roll call vote:**

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

**M/S Higgins/Bash to place an item on a future City Council agenda to discuss revising the Mission Statement for the Norco Citizens on Patrol to be able to write parking citations and parking on the trail enforcement regulations. The motion was carried by the following roll call vote:**

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

**Council Member Sullivan:**

- Reported on the potential week-long event for the next Extreme Mustang Makeover. He noted that they are working to secure the date.

**Mayor Bash:**

- Reported on a telephone call he received regarding the sale of bunny rabbits, noting that the City may want to look at revising the fees for the sale of bunny rabbits.
- Requested that the speed sign be fixed on Sixth Street.
- Stated that there will be a 90<sup>th</sup> Birthday Party for Bob Allen on Saturday at the Hillside Farm.
- Received confirmation from Parks, Recreation & Community Services Director Petree that enough donations have been received to order the Rose Eldridge Senior Center monument sign.

**M/S Bash/Higgins to hold a Council study session to receive information on and discuss the existing PERS retirement and health care plans, as well as existing laws. The motion was carried by the following roll call vote:**

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

B. Staff Other Matters

**City Manager Groves:**

- Reported that she spoke at RURAL and will be speaking at the NHA meeting on Thursday, July 19<sup>th</sup>.

**Public Works Director Thompson:**

- Reported that the telephone number for the Northwest Vector Control District is on the City's website.

**Lt. Hedge:**

- Commented on the request to investigate the alleged business incident noted during public comments and stated that the specifics of investigations are not revealed and may take some time to complete.

8. ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 9:40 p.m.

---

BRENDA K. JACOBS, CMC  
CITY CLERK

/bj-81508