



MINUTES  
CITY OF NORCO  
CITY COUNCIL

September 4, 2013

City Council Chambers  
2820 Clark Avenue, Norco, CA 92860

Kathy Azevedo, Mayor  
Berwin Hanna, Mayor Pro Tem  
Kevin Bash, Council Member  
Herb Higgins, Council Member  
Harvey C. Sullivan, Council Member

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

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

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Hanna

INVOCATION: Council Member Higgins

PRESENTATIONS: Award Received  
"2013 Most Improved Footing" *at the George Ingalls Equestrian Event Center presented by the Women's Professional Rodeo Association, California Circuit*

**A plaque was presented from the Women's Professional Rodeo Association California Circuit thanking Keith Price and members of the Norco Mounted Posse Rodeo Committee for their hard work and dedication in preparing a safe, fair ground at the George Ingalls Equestrian Event Center. Mayor Azevedo also presented certificates of recognition to City staff and the volunteers that assisted in the ground work at the George Ingalls Equestrian Event Center.**

Recognition of Richard (Ricky) Hallam for his Rodeo Accomplishments

**Mayor Azevedo presented a Certificate of Recognition to Ricky Hallam for all of his accomplishments and awards received resulting from the rodeo events he has participated in.**

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

**Council Member Bash:**

- Reported that the family play day at the Norco Fair was fantastic.
- Future events announced: Lake Norconian 5K Run/Walk will be held on Saturday, October 26<sup>th</sup>; the Corona-Norco Unified School District 125-Year Anniversary Gala Event will be held on November 2<sup>nd</sup> at which time a book signing will be held for *An Amazing Journey... 125 Years of Corona-Norco Schools*; and Senator Roth will be the guest speaker at the Veterans Memorial event to be held on December 7<sup>th</sup>.

**Mayor Pro Tem Hanna:**

- Thanked Director Petree and City Manager Okoro for including money in the budget for extra equipment to maintain the George Ingalls Equestrian Event Center.

**Mayor Azevedo:**

- Reported on the Economic Development Advisory Council meeting she attended, noting that a sub-committee has been formed to discuss the City's participation in providing information regarding overnight horse stables "hotels" in the City.
- Reported on the UNLOAD committee meeting she attended, noting that an awareness meeting regarding teenage suicide will be held in cooperation with the Corona-Norco Unified School District UNITY coalition.
- Announced that there will be two walks held at Pikes Peak Park; one on September 9<sup>th</sup> -- 100 Mile Club at 5:30 p.m., and one on September 15<sup>th</sup> -- Breast Cancer Awareness Walk for the "Be Aware" Foundation.

2. CITY COUNCIL CONSENT ITEMS:

**M/S Hanna/Bash to adopt 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 August 21, 2013  
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. Approval of Compensation for Members Serving on the Historic Preservation Commission. **Recommended Action: Adopt Resolution No. 2013-59, establishing compensation in the amount of \$50 per meeting, with a maximum compensation of \$100 per month for members serving on the Historic Preservation Commission.** (City Clerk)
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: **None**
  4. CITY COUNCIL DISCUSSION / ACTION ITEMS:
    - A. Discussion Regarding a Water and Sewer Subsidy Program for Low Income Senior Citizens. **Recommended Action: That the City Council provide direction.** (City Manager)

**City Manager Okoro** gave a brief summary of the staff report presented to the City Council for discussion and requested further direction.

**Council Member Bash** commented on a plan to use funds out of the Special Asset Revenue Fund and create a matching fund – dollar donated -- dollar taken from the Special Asset Revenue Fund.

**Council Member Sullivan** stated that he would not be in favor of taking money out of the Special Asset Revenue Fund, but noted that he is excited about helping the senior citizens. He commented that it could be considered to expand the program not limiting it to senior citizens, as there is a lot of need in the City other than seniors.

**Council Member Higgins** commented on the youth and senior citizens that many times are not assisted, adding that this program is ultimately set up to help the senior citizens. He noted that the program, as suggested by Council Member Bash, is recommended because the City already has a program in place and just requires the funding; and it will get multiple people involved in the needs of the community.

**Mayor Pro Tem Hanna** stated that he likes the idea of the matching funds. He asked how much money in donations has been received to this date for the Animal Shelter. In response, Director Petree stated that since the program began approximately \$47,000 has been received.

**Mayor Azevedo** stated that she is concerned about using the Special Asset Revenue Fund, noting that she supports the potential program and really thinks that the senior citizens need the assistance. She commented on the previous SWAT program, noting that the list could be expanded. She also commented on the limited staff available to manage the program, adding that that Senior and Pets Relief non-profit could possibly assist with the program.

**Council Member Higgins** noted that one-half million dollars was used out of the Special Asset Revenue Fund to balance the budget, adding that this fund is to be used for special purposes.

**City Manager Okoro** noted that the Special Asset Revenue Fund was created to accumulate money into the fund, with interest earnings transferred to the General Fund to pay for ongoing City operations.

**Greg Newton.** Mr. Newton commented that he understands the challenges the Council faces and supports the concept of a “keep the change” or “round off” program, as it will have minimal staff impact.

**Pat Overstreet.** Ms. Overstreet noted that she supports the “round up” on the utility bill concept.

**Linda Dixon.** Ms. Dixon noted that she would like to see the program expanded, establishing a non-profit for donation purposes, adding that this would provide the means for other non-profit organizations to contribute.

**Council Member Higgins** commented on the Norco Senior and Pets Relief, noting that there are currently approximately twelve (12) active participants. He added that he is in favor of the non-profit suggestion.

**City Manager Okoro and Deputy City Attorney Burns** stated that money could be earmarked for this purpose and transmitted to a non-profit.

**Mayor Pro Tem Hanna** commented on the Norco Senior and Pets Relief horse shows that were held in the past, noting the profits that were made from the shows. He added that this could be revived and held again.

**Council Member Sullivan** commented on the horse show program put on by the Norco Seniors and Pets Relief in the past, noting that there is a need for younger persons to become involved and also noted the political involvement that caused problems. He added that the program needs a lot of volunteers in order to succeed.

**Council Member Bash** commented on how the matching program could work using the Special Asset Revenue Fund.

**Council Member Higgins** suggested starting with the “round up” or “keep the change” concept on the utility bills and see how much money can be raised in 90 days.

**M/S Bash/Hanna to implement a “keep the change” senior citizen subsidy program; create a flyer introducing the program and insert it in utility bills; and report back to the City Council after 90 days regarding how much money has been collected. The motion was carried by the following roll call vote:**

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

5. CITY COUNCIL PUBLIC HEARINGS:

- A. Zone Code Amendment 2013-14 (City): Recommendation to the City Council on Proposed Revisions to Section 18.64.10 (Density Bonus) regarding Incentives towards the Production of Affordable Housing within the "Housing Development Overlay (HDO) Zone as an Implementation Measure of the General Plan Housing Element (2008-2014 Housing cycle).

*The proposed Density Bonus Ordinance is a requirement of the state and is one of the implementation measures of the 2008-2014 Housing Element Update that was certified by the state last year. And in order to qualify for an expedited review of the 2014-2021 Update that is currently being reviewed the Department of Housing and Community Development (HCD), the City needs to adopt the Density Bonus Ordinance.*

**Recommended Action: The Planning Commission adopted Resolution 2013-28 recommending that the City Council approve Zone Code Amendment 2013-14 and adopt Ordinance No. 965 for first reading. (Planning Director)**

**Planning Director King** presented and clarified the public hearing item as presented in the staff report.

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

**Don Bowker.** Mr. Bowker commented that he was surprised that the Housing Development Overlay Zone was incorporated.

**Kathy Walker.** Ms. Walker commented on the shortage of affordable homes in Norco for young couples

**Mayor Azevedo CLOSED the public hearing.**

**Council Member Bash** stated that he does not support and resents this state requirement.

**Council Member Higgins** commented that this was done very well.

**Mayor Azevedo** noted that even though she does not agree, this is mandated.

**M/S Higgins/Hanna to approve Zone Code Amendment 2013-14 and adopt Ordinance No. 965 for first reading.**

**Under Discussion:**

**Council Member Sullivan** noted that he was not in agreement with this in the past, and is not in favor now.

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

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

- B. Tentative Parcel Map (TPM) 36552 (Mehta): A request for approval of a subdivision of land that is 1.14 acres into two parcels for residential uses located at 4520 Center Street within the A-1-20 Zone.

*TPM 36552 is a request for approval of a subdivision of land that is approximately 1.14 acres into two parcels for residential uses. The property is located at 4520 Center Avenue within the A-1-20 Zone.*

**Recommended Action: Adopt Resolution No. 2013-60, approving TPM 36552, subject to the conditions outlined in the resolution.**  
(Planning Director)

**Planning Director King** presented the public hearing item.

**Council Member Bash** asked what year the house was built and if one of the homes is 100 years old. He suggested that the item be tabled until the City's Historic Preservation Consultant can evaluate the property.

**M/S Bash/Higgins to continue the public hearing to October 2, 2013. The motion was carried by the following roll call vote:**

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

**6. PUBLIC COMMENTS OR QUESTIONS:**

**Greg Newton.** Mr. Newton commented on the Norco Fair family play day and the candidate pie eating contest, where he came in second place and Council Member Bash came in second to last.

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

**Mayor Azevedo** commented on an email she received from Ron Snow stating that he wished to resign as City Historian. She stated that she would like to recognize him at an October Council meeting.

**M/S Bash/Higgins to give the official title of “Norco Historian Emeritus” to Ron Snow. The motion was carried by the following roll call vote:**

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

**Mayor Azevedo** stated that she, along with Mayor Pro Tem Hanna and City Manager Okoro, will be attending the League of California Cities Conference for three days beginning on September 18<sup>th</sup>; therefore, the September 18<sup>th</sup> City Council meeting will be dark. She added that the next City Council regular meeting will be held on October 2, 2013.

**Council Member Bash** reported on telephone calls he received from Norco’s legislative representatives regarding potential access to the Norconian Hotel.

**City Manager Okoro** commented on the City Council workshop to be held on September 25, 2013 at 4:00 p.m. to discuss the Waste Management contract.

8. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Azevedo adjourned the meeting at 8:49 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK