



MINUTES  
CITY OF NORCO  
CITY COUNCIL  
SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY

February 19, 2014

City Council Chambers  
2820 Clark Avenue, Norco, CA 92860



Berwin Hanna, Mayor  
Herb Higgins, Mayor Pro Tem  
Kathy Azevedo, Council Member  
Kevin Bash, Council Member  
Greg Newton, Council Member

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

ROLL CALL: Berwin Hanna, Mayor, **Present**  
Herb Higgins, Mayor Pro Tem, **Present**  
Kathy Azevedo, Council Member, **Present**  
Kevin Bash, Council Member, **Absent**  
Greg Newton, Council Member, **Present**

PLEDGE OF ALLEGIANCE: Council Member Higgins

INVOCATION: St. Mel's Catholic Church

PRESENTATION: Norco Educational Support Team (N.E.S.T.)

**Kevin Button, President of the Norco Educational Support Team, presented a check in the amount of \$100 from the McDonald's Corporation, and \$500 from the N.E.S.T., from the proceeds of the Norco Film Festival to be donated to the George A. Ingalls Veterans Memorial Fund.**

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. A. SILVERLAKES EQUESTRIAN & SPORTS PARK UPDATE:

**R.J. Brandes, representing Balboa Management Group, LLC**, provided an update on the Silverlakes Equestrian & Sports Park. He stated that when he provided the last update on December 4<sup>th</sup>, they thought they had a solution, but the week before Christmas he found out that there was not a deal. He noted that they were not able to regroup over Christmas and New Year's. Mr. Brandes stated that they spoke with three lenders and have two or three very serious, very large institutions, looking at it. He stated that he is committed to getting the deal done and will never give up until the deal is done and will stand behind it. He added that there is not a solution on a short term basis, but is committed to get the project done and they are talking to people, noting that he suspects that he will be back in 30 days.

B. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS

**Council Member Azevedo:**

- Reported that she and Linda Dixon attended a Community Action Committee at the Norco Prison, noting that the Prison will be completing some upgrades to the facility and she has requested a copy of the report. She also stated that the Prison is applying for money for additional recreational programming. One addition item reported was the number of educational accomplishments of the prisoners.
- Reported on the date change for the State of the City Address to Tuesday, April 8th.
- Reported on the Grand Opening of Hobby Lobby to be held on Monday, February 24<sup>th</sup>.

**Council Member Newton:**

- Reported on the Chino Basin Desalter Authority Board meeting he attended, noting that they took action on the expenditures of the reserves.

**Mayor Hanna:**

- Reported on the RTA meeting he attended, noting that ridership was up in January. He stated that Eastvale and Jurupa Valley are trying to get three (3) more bus routes to Norco College. He further stated that there is a video on YouTube regarding the schedules and riding the RTA busses.

2. CITY COUNCIL CONSENT ITEMS:

**Council Member Newton pulled Items 2.H. and 2.I. for discussion.**

**M/S Higgins/Newton to adopt the remaining items as recommended on the City Council Consent Calendar. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, HANNA, HIGGINS, NEWTON**

**NOES: NONE**

**ABSENT: BASH**

**ABSTAIN: NONE**

A. City Council Minutes:

Special Joint City Council/Historic Preservation Commission Meeting of January 27, 2014  
Regular Meeting of February 5, 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. Recap of Actions Taken by the Planning Commission at its Meeting held on February 12, 2014. **Recommended Action: Receive and File** (Planning Director)
- D. Fiscal Year 2014 Second Quarter Budget Performance Report  
**Recommended Action: Receive and File** (City Manager)
- E. Resolution Amending and Approving the City's Conflict of Interest Code Applicable to Designated Employees Pursuant to the Political Reform Act of 1974. **Recommended Action: Adopt Resolution No. 2014-03, amending the City's Conflict of Interest Code.** (City Clerk)
- F. Resolution in Support of Continued State Grants that Pay for Agricultural Education. **Recommended Action: Adopt Resolution No. 2014-04.** (City Clerk)
- G. Acceptance of Bids and Award of Contract for Various Streets Slurry Seal Project. **Recommended Action: Accept bids submitted for the construction of various streets to be slurry sealed and award a contract to American Asphalt South, Inc. of Fontana, CA in the amount of \$47,395, and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amount.** (Director of Public Works).
- H. Approval of Final Parcel Map 36552, Located on the West Side of Center Avenue, Mid-Block between Seventh Street and River Drive. Recommended Action: **Approve Final Parcel Map 36552 and authorize the City Clerk to sign the map on behalf of the City.** (Director of Public Works). **PULLED FOR DISCUSSION**
- I. Approval of Additional Appropriation and Changes in Contract Amounts for the Norco Master Drainage Plan (MDP) Line N-1A, N-1B and N-1E Project. **Recommended Action: Adopt Resolution No 2014-06, appropriating funds in the amount of \$39,852 for completion of the Norco MDP Line N-1A, N-1B and N-1E Project.** (Director of Public Works) **PULLED FOR DISCUSSION**
- J. Formation of a City Manager Controlled Advisory Committee for the Purpose of Discussing City Business Processes. **Recommended Action: Receive and File.** (City Manager)

- K. Resolution Supporting SB 69 and AB 1521 Relating to Incorporations and Property Tax Allocations (In Support of Eastvale, Menifee, Jurupa Valley, and Wildomar). **Recommended Action: Adopt Resolution No. 2014-07.**

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:

- 2.H.** Approval of Final Parcel Map 36552, Located on the West Side of Center Avenue, Mid-Block between Seventh Street and River Drive.

**Council Member Newton** commented on his concerns regarding the owner's election to pay cash in-lieu of constructing the required public improvements fronting the property. He noted that he discussed this with the City Manager. He added that he did not have concerns with the map. He noted the Planning Commission recommendations to not take the cash in-lieu, adding that he is concerned that the money will not cover the future improvements, or they may never get done. He stated that he would like to see the street improvements be done at that time.

**City Manager Okoro** noted that the current Municipal Code provides for that option to do the improvements or deposit the cash in-lieu. He stated that this can be discussed through the advisory committee that will be formed to discuss City business processes.

**Public Works Director Askew** stated that if staff feels they want the improvements, they would have requested it, but in this instance, there were no curb and gutters in this area, as they would create drainage issues.

**M/S Newton/Hanna to approve Final Parcel Map 36552 and authorize the City Clerk to sign the map on behalf of the City. The motion was carried by the following roll call vote:**

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

- 2.I.** Approval of Additional Appropriation and Changes in Contract Amounts for the Norco Master Drainage Plan (MDP) Line N-1A, N-1B and N-1E Project.

**Council Member Newton** asked for clarification regarding the not-to-exceed cost.

**City Manager Okoro** stated that the amount for the extra work is the \$39,852, which was the amount over the original contract (awarded contract amount plus the 10 percent contingency).

**M/S Newton/Higgins to adopt Resolution No 2014-06, appropriating funds in the amount of \$39,852 for completion of the Norco MDP Line N-1A, N-1B and N-1E Project. The motion was carried by the following roll call vote:**

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

4. CITY COUNCIL DISCUSSION / ACTION ITEM:

- A. Approval of Mid-Year Amendments to the Fiscal Year 2013-2014 Annual Operating Budget. **Recommended Action: Adopt Resolution No. 2014-05, approving various mid-year amendments to the Fiscal Year 2013-2014 annual Operating Budget and authorizing changes in appropriations and revenues thereto.** (City Manager)

**City Manager Okoro** stated that the recommended mid-year budget revisions increase estimated General Fund revenues by a net amount of \$173,962 due to projected increases in various revenues categories. Had it not been for the effect of \$304,132 budget reduction in Successor Agency revenues which was received in FY 2012-2013, overall General Fund revenues would have been estimated to increase by \$478,094. General Fund expenditures are recommended to be increased by \$536,000 due to transfers to Special Asset Revenue and Information Technology Funds. With the recommended changes, the estimated available fund balance of the General Fund is estimated to be \$4,279,212 by the end of FY 2014. Similarly, with the proposed transfer to the Special Asset Revenue Fund, the available fund balance is estimated to be \$1,513,227. He detailed Attachment A, which provides the recommended mid-year budget adjustments by major categories, as well as Attachment B, which provides a recapitulation of available fund balance in the General Fund.

**The City Council Members** all complimented staff for its work in attaining these numbers.

**M/S Azevedo/Higgins to adopt Resolution No. 2014-05, approving various mid-year amendments to the Fiscal Year 2013-2014 annual Operating Budget and authorizing changes in appropriations and revenues thereto. The motion was carried by the following roll call vote:**

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

5. SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY:

- A. Approval of the Forms of and Authorizing the Execution of an Indenture of Trust, a Bond Purchase Contract, Escrow Agreement, Continuing Disclosure Agreement, Official Statement, and Authorizing Certain Other Actions in Connection Therewith Relating to the Issuance of the Successor Agency 's Refunding Tax Allocation Bonds. **Recommended Action: Adopt SA Resolution No. 2014-01.** (Executive Director)

**Doug Anderson, from Urban Futures, provided information regarding this item. He noted the lower rates available and the amount saved by this action.**

**M/S Higgins/Azevedo to adopt SA Resolution No. 2014-01. The motion was carried by the following roll call vote:**

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

- B. Approval of the Forms of and Authorizing the Execution of an Indenture of Trust, a Bond Purchase Contract, Escrow Agreement, Continuing Disclosure Agreement, Official Statement, and Authorizing Certain Other Actions in Connection Therewith Relating to the Issuance of the Successor Agency 's Refunding Tax Allocation Bonds (School District Pass-Through).  
**Recommended Action: Adopt SA Resolution No. 2014-02.** (Executive Director)

**Doug Anderson, from Urban Futures, provided information regarding this item. He noted the lower rates available and the amount saved by this action.**

**M/S Higgins/Hanna to adopt SA Resolution No. 2014-02. The motion was carried by the following roll call vote:**

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

**6. PUBLIC COMMENTS OR QUESTIONS:**

**Geoff Kahan.** Mr. Kahan noted the passing of Lt. Col. Ken Francis, adding that he was the senior ROTC instructor at the Norco High School. He further stated that there will be a funeral ceremony held on February 20<sup>th</sup>.

**Pamela Smith.** Ms. Smith spoke representing the Norco Area Chamber of Commerce and Visitor's Center. She highlighted the following events: Hobby Lobby Grand Opening on February 24<sup>th</sup> with a 9 a.m. ribbon cutting; Ribbon Cutting on March 13<sup>th</sup> for the Fajita Grill Grand Opening; State of the City Address to be held on Tuesday April 8<sup>th</sup>; early April opening for Casa Masa; and mid-to-late April opening for Tractor Supply.

**Roy Hungerford.** Mr. Hungerford passed around pictures of manure cans and bins left out on the streets, noting that he would like to see this problem addressed and have Code Compliance actively pursue it.

**Ted Hoffman.** Mr. Hoffman noted that this Sunday, the FFA fundraiser that will be held on February 22, as well as the Norco Horsemen's Association Casino Night to be held on March 15<sup>th</sup>. He further thanked the Council for the new sand at the arena.

**Melissa Burwell.** Ms. Burwell thanked the Council and Public Works Director Askew for removing the poll that was blocking the horse trail entrance off of Valley View.

**Karen Leonard.** Ms. Leonard commented on the Joint City Council/Ad-Hoc Committee meeting held, noting that everyone did a good job with a difficult decision. She further commented on her concerns regarding the Cash 4 Gold ordinances that were passed and the businesses that are still open, noting that nothing has been done. She stated that she is seeing a lot more code compliance, but noted concerns with enforcement follow up and time limits set in place.

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

**Council Member Newton:**

- Requested a timeline with milestones regarding the paving on Third Street.

**Council Member Azevedo:**

- Thanked all City Council Members and Staff for their support through Danny's mother's death. She also thanked everyone for the flowers that were sent.

**Mayor Hanna:**

- Thanked the Exclusive Refuse Franchise Agreement Ad-Hoc Committee. He also thanked Code Compliance staff for its work completed that was neglected in the past. Mayor Hanna also thanked the Fire Department and the Sheriff's Department for the work they are doing.

**City Manager Okoro:**

- Stated that staff is getting ready to kick off the Fiscal Year 2014-2015 budget process, noting that a City Council Workshop has been scheduled for Friday, March 7<sup>th</sup> from 8 a.m. to noon.

8. ADJOURNMENT: A moment of silence was held for Lt. Col. Ken Francis. There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 8:01 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK