



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

March 5, 2014

City Council Chambers  
2820 Clark Avenue, Norco, CA 92860



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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, **Present**  
Greg Newton, Council Member, **Present**

PLEDGE OF ALLEGIANCE: Council Member Azevedo

INVOCATION: Grace Fellowship Church  
*Pastor Vernie Fletcher*

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

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

**Council Member Bash:**

- Reported on the Western Riverside County Regional Conservation Authority *Journal* and projects.
- Reported on his trip to NSWC Crane, noting that it was a candid and informative trip and he came back with many ideas.
- Reported on the Norconian Hotel tour, noting that there is quite a bit of flooding. He added that possibly the City can assist in pumping out the water.

**Council Member Newton:**

- Reported that he took part in the tour of the Norconian Hotel.

**Council Member Azevedo:**

- Reported on her trip to Crane, Indiana and commented on suggestions made regarding community relations. The objective of the visit was to showcase how NSWC Crane has partnered with external economic development organizations, state government and universities to develop and commercialize technology that supports the warfighter, while creating and sustaining intellectual capital and economic growth in the region.
- Reported that she took part in the tour of the Norconian Hotel. She further commented on the water in the building.
- Reported on the WRCOG meeting she attended, noting that the League of California Cities has shown interest in supporting the school agricultural programs in the state and specifically at Norco High School. She also commented on the GROW Riverside Conference to be held at the Riverside Convention Center. At that same WRCOG meeting, the drought in California was discussed.

**Mayor Hanna:**

- Reported on the ground breaking held for the construction of the 24-mile-long Perris Valley Metrolink Extension.
- Reported on the RTA meeting he attended, at which time they voted to add 25 new busses to the region, as ridership is going up.
- Reported that there is updated information on the RCTC website regarding the 91 Freeway project at <http://www.rctc.org/projects/state-route-91/a-better-91-freeway>.

2. CITY COUNCIL CONSENT ITEMS:

**Council Member Bash pulled Item 2.C. for discussion and stated that he will abstain on Item 2.A. A member of the public pulled Item 2.C. for discussion.**

**M/S Higgins/Azevedo 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, BASH, HANNA, HIGGINS, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: BASH on Item 2.A.**

- A. City Council Minutes:  
City Council/Successor Agency Regular Meeting of February 19, 2013.  
Special Joint City Council/Ad-Hoc Committee Meeting Minutes of February 18, 2014. **Recommended Action: Approve the Minutes** (City Clerk) **BASH ABSTAIN**
- B. Procedural Step to Approve Ordinance after Reading of Title Only.  
**Recommended Action: Approval** (City Clerk)

- C. Approval of the Annual Designation of April 16<sup>th</sup> as George Alan Ingalls Day in the City of Norco. **Recommended Action: Adopt Resolution No. 2014-08, designating April 16<sup>th</sup> annually as the George Alan Ingalls Day in the City of Norco and honor him by flying the flag at all City buildings at half-staff.** (Director of Parks, Recreation & Community Services) **PULLED FOR DISCUSSION**
- D. Approval of Amendment No. 4 to the License Agreement with SoCal Sandbags, Inc. for Grading and Removal of Aggregate and Related Materials at George Ingalls Equestrian Event Center. **Recommended Action: Approve an amendment to the license agreement with SoCal Sandbags, Inc. to include the grading for the required toe drains, bio-swales and appurtenant storm drains and adjacent access road, necessary to meet storm water quality requirements and the trenching for future electrical conduits to serve the requirements of the "East Pad" of the events center.** (Director of Parks, Recreation and Community Services)
- E. Approval of a Two-Year Weed Abatement Contract Extension with Warren Brothers Tractor Work to Provide Weed Abatement on Vacant Parcels. **Recommended Action: Staff recommends City Council approve a two-year extension of the vacant parcel weed abatement contract with Warren Brothers Tractor Work.** (Fire Chief Pemberton)
- F. 2014 Vacant Parcel Spring Weed Abatement Program. **Recommended Action: Adopt Resolution No. 2014-09, declaring that weeds and hazardous vegetation, on or in front of vacant property in the City of Norco, constitute a public nuisance; declaring the City's intent to provide for abatement and setting a public hearing.** (Fire Chief Pemberton)

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

**Item 2.C.** Approval of the Annual Designation of April 16<sup>th</sup> as George Alan Ingalls Day in the City of Norco.

**Geoff Kahan.** Mr. Kahan commented on the importance of recognizing George Alan Ingalls.

**Council Member Bash** commented that he is putting together a short film on George Ingalls. He added that there will also be a short program held to commemorate that day.

**M/S Bash/Higgins to adopt Resolution No. 2014-08, designating April 16<sup>th</sup> annually as the George Alan Ingalls Day in the City of Norco and honor him by flying the flag at all City buildings at half-staff. The motion was carried by the following roll call vote:**

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

4. CITY COUNCIL DISCUSSION / ACTION ITEM:

- A. Food Vendor Permit Requirements. **Recommended Action: No staff recommendation.** (Planning Director King)

**Planning Director King** presented the item for City Council discussion.

**Council Member Azevedo** commented on a telephone call she received in regards to concerns with inviting food trucks to large events. In response, Director Petree commented on the process for vendors and the conditions that need to be met.

**Council Member Newton** asked how this will impact service organizations and further asked about any ramifications there would be when a local event is held (Founder's Day Ride). In response, Director Petree commented on the conditions and inspections that will be required to be met.

**Mayor Hanna** asked who will monitor the sales tax. In response, Director King stated that a contract will need to be met and the operator will be required to have the resale license upon inspection. The State Board of Equalization will do the monitoring of the correct payments. Mayor Hanna also asked about the need for a Norco Business License and when it would be required. He noted that he had a problem with this taking away from local businesses.

**Linda Dixon.** Ms. Dixon commented on a telephone call she received regarding concerns from a resident in regards to allowing food vendors. She further commented on the monitoring requirements and who would be following up.

**M/S Higgins/Bash to receive and file the report. The motion was carried by the following roll call vote:**

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

- B. Approval to Authorize the Relocation City Archives and Artifacts to the Bob and Karlene Allen Community Room. **Recommended Action: Authorize the relocation of the City archives and artifacts to the Bob and Karlene Allen Community Room located at the Mildred W. Fleutsch Community Center and rename the room the "Bob and Karlene Allen Historical Community Room."**(Director of Parks, Recreation and Community Services)

**Director of Parks, Recreation & Community Services Petree** presented the item for City Council discussion.

**Su Bacon.** Ms. Bacon thanked Director Petree for the visit to all of the facilities taken into consideration for the location of the archives. She commented on the need to move the archives to a safe place, adding that this facility meets all of the criteria and in the long

range, provides the opportunity for a public area. She also thanked the Council for listening to the Historic Preservation Commission's requests.

**Linda Dixon.** Ms. Dixon commented on the collection of artifacts and noted that this building would work the best for locating the City's rich historical collections.

**City Manager Okoro** noted that staff believes that there is money (\$5,000) in the existing budget for the internal needs for this facility.

**Council Member Bash** commented on the artifacts that have been collected and the history in them.

**Mayor Pro Tem Higgins** commented on the fact that there are many people with historical artifacts, noting the importance of taking care of them. He stated that he would like this money placed in a separate account for budgeting purposes. He further recommended that Roger Grody be in charge of this budget, as he is the City staff that facilitates the Historic Preservation Commission.

**M/S Bash/\_\_\_\_\_ to authorize the relocation of the City archives and artifacts to the Bob and Karlene Allen Community Room located at the Mildred W. Fleutsch Community Center and rename the room the "Bob and Karlene Allen Historical Community Room."**

**Upon further discussion, Council Member Bash rescinded his motion.**

**Council Member Azevedo** commented on her concerns regarding the exterior needs of the building, adding that she wants to know how much money it will take to secure the building. She further asked where the money will come from to secure this building, adding her concerns regarding the costs involved.

**Mayor Pro Tem Higgins** stated that this is a facilities issue in regards to security and lighting, adding that the shelving is for internal purposes.

**Director Petree** stated that new lighting has been added and there is an alarm system in the building, which will be separated. He noted that due to the historical value of the building, the structure would need to be evaluated before any changes are made. He further stated that the next step would be to evaluate what needs to be done and then those funding requests would be part of the budget process.

**City Manager Okoro** stated that there are two separate issues, noting that the \$5,000 can be spent out of the existing budget for internal needs of the building. The second issue is the facility needs, which should be a part of the Capital Improvement Program budget process and would be built into that budget.

**M/S Bash/Higgins to authorize the relocation of the City archives and artifacts to the Bob and Karlene Allen Community Room located at the Mildred W. Fleutsch Community Center and rename the room the "Bob and Karlene Allen Historical Community Room"; and allocate \$5,000 from the existing General Fund balance for expenditures and overseen by Economic Development Specialist Roger Grody. The motion was carried by the following roll call vote:**

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

5. CITY COUNCIL PUBLIC HEARINGS:

- A. Approval of Amendments to the Five Year Capital Improvement Program Budget for Fiscal Years 2014-2018.

*Staff is recommending that the City Council open a public hearing to accept comments on the Amendments to City's Capital Improvement Program (CIP) Budget for Fiscal Years 2014-2018. The proposed amendments represent new projects that have been identified since the CIP was adopted, including the George Ingalls Veterans Memorial Plaza – Park Improvement Project and the Fire Station 47 and 57 Exhaust Removal System. It is further recommended that at the conclusion of the public hearing, the City Council approve the amendments to the Five Year Capital Improvement Program Budget for Fiscal Years 2014-2018.*

**Recommended Action: Adopt Resolution No. 2014-10, approving various Amendments to the Five Year Capital Improvement Program budget for Fiscal Years 2014-2018 and authorizing changes in appropriation and revenues. (City Manager)**

**City Manager Okoro** presented the public hearing item.

**Council Member Newton** asked about the George Ingalls Veterans Memorial Plaza project, asking for clarification on the Oversight Board approval of the \$500,000 for this project, noting his concern regarding the revenues from the sales and no guarantee on those amounts.

In response, City Manager Okoro noted that the Department of Finance (DOF) approved the project, not specific line items in that project. He further stated that estimates are the best we can do at this time, noting that he does not have concerns regarding the use of these expenditures as approved by the DOF.

**Council Member Newton** asked when the standards changed for the existing exhaust systems in the Fire Stations.

In response, Fire Chief Pemberton stated that the City's Fire Stations are adequate, but are starting to require maintenance and instead of continuing to maintain them as is, it is a good time to make the upgrade. He further stated that they will surplus as much as they can from the system that will be removed.

**Council Member Azevedo** asked about the public art and what it would be.

In response, Director Petree noted that adding the public art was one of the concepts talked about, as part of the Ingalls Park Master Plan. He added that this would have some

sort of equestrian features, noting that the Day of the Cowboy will also be contributing approximately \$10,000 for the public art. He stated that the final art proposal would be brought back to the Council for its approval.

**Mayor Pro Tem Higgins** asked specific compliance questions in regards to the exhaust system.

In response, Fire Chief Pemberton noted that it will absolutely be in compliance. He further noted that the actual maintenance would be the City's responsibility.

**Council Member Bash** commented on his seat on the Oversight Board and noted his concern for the public art component. He added that he would like to see some of the landscaping completed first and has reservations in regards to the public art.

**Mayor Hanna** commented on George Ingalls Equestrian Event Center being a destination point, noting that public art would attract additional people.

**City Attorney Harper** noted that this is just an approval of the amount in the CIP budget.

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

**Vern Showalter.** Mr. Showalter stated his concerns in regards to the other projects included in the current CIP.

**City Manager Okoro** commented on the money left over from bond proceeds from the former Norco Community Redevelopment Agency used for the George Ingalls Veterans Memorial Plaza project. He further commented on the criteria that needed to be met.

**Mayor Hanna CLOSED the public hearing.**

**M/S Higgins/Azevedo to adopt Resolution No. 2014-10, approving various Amendments to the Five Year Capital Improvement Program budget for Fiscal Years 2014-2018 and authorizing changes in appropriation and revenues. The motion was carried by the following roll call vote:**

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

- B. **Tentative Tract Map 36676** (Goodman/Lewis Operating Corp.): A request for approval of a subdivision of land that is approximately 4.22 acres into six parcels for residential development. The project also includes a new cul-de-sac street to provide the required access and frontage on a public street for Lots 1 through 5 of this subdivision. The project site consists of two legal parcels located at 3498 and 3516 Valley View Avenue within the A-1-20 zone (Assessor's Parcel Numbers 131-330-016 and 131-330-017).

**Recommended Action: Staff is recommending that the public hearing be continued to the March 19, 2014 City Council regular meeting. (Senior Planner)**

**M/S Higgins/Bash to continue the public hearing to the March 19, 2014 City Council regular meeting. The motion was carried by the following roll call vote:**

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

6. PUBLIC COMMENTS OR QUESTIONS:

**Christy and David Sandidge.** Ms. Sandidge lives at 4140 Crestview and addressed the impact on their street and residence from the last rain storm, adding that this happened before. She further commented on the lack of storm drains and the sewage runoff from this last storm.

**Tony Mauro.** Mr. Mauro commented that he would like it agendized in regards to why Public Works did not protect their homes. He noted the damage to the homes and the disinfection required.

**Pamela Smith.** Ms. Smith spoke representing the Norco Area Chamber of Commerce, noting the following future events: March 13<sup>th</sup> -- Fajita Grill first anniversary celebration; April 8<sup>th</sup> -- State of the City; April 10<sup>th</sup> -- BBQ cook-off at Compare Carpets; and as of today, Hemborg Ford is a Chamber Member. She further noted the July 23 Military Appreciation Luncheon that will be held and also requested that Notices for Bid be sent to the Chamber to provide to local businesses.

**Lisa Campbell.** Ms. Campbell commented on the February 19<sup>th</sup> City Council Meeting, noting the comments made by R.J. Brandes in regards to the Silverlakes Equestrian & Sports Park, adding that he did not get his funding for Phase I, which under the Ground Lease constitutes a clear default. She further stated that due to the inability of the tenant securing funding, the citizens she represents recommend declaring Mr. Brandes in default and proceed with the remedies that are written in the contract.

**Vern Showalter.** Mr. Showalter commented as a Streets, Trails & Utilities Commission member; noting the comments he received from the Crestview residents, and added that the flooding will happen again. He further commented on the trail and how beat up it is, adding that something needs to be done about the canyon.

**Glenn Hedges.** Mr. Hedges commented on the events going on in the City, especially this time of the year, noting that it would be nice to have some type of billboard structure for the local groups to post their events for the public to see what is going on in town.

**Julie Kosinski.** Ms. Kosinski commented on the water issue following the storm, adding that she called Public Works before the storm and they assured her that there was plenty of sand and bags. She further commented on the 10-bag limit for sand bags, noting that at times no one was at the Fire Station. She asked if there could be more assistance to the community to fill sand bags and better planning.

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

**City Manager Okoro** reminded everyone regarding the Goal Setting – Pre Budget Workshop to be held on Friday, March 7<sup>th</sup> beginning at 8 a.m.

**Public Works Director Askew** commented on the recent rain event, noting that the availability of the sand bags was placed on the City's website a week in advance of the storm. She stated that she was out during, and prior to, the rain event to see what could be done in preparation for the runoff. She stated that this runoff event came from the vacant field on Crestview and added that staff does not have any control over that runoff as this is undeveloped private property and heavy rainfall caused mud to come down the street. She further stated that crews were out on Friday and Saturday to make sure the catch basins were not plugged. She commented on the past year's year rain event, stating after that event, staff petitioned Riverside County Flood Control, adding that the master plan is on the funding schedule and is currently in design. She noted that the City is doing all we can to get the master drainage plan completed. Director Askew stated that she does not know what the City can do to alleviate the mud that came down from the hills, adding that staff is doing all they can to protect City infrastructure, noting that private citizens need to protect their own property in the event of rain.

**Director Petree** commented on opening day of girls softball to be held this week Saturday.

8. FUTURE STUDY SESSION ITEMS – INFORMATION ONLY:

- Goal Setting – Pre Budget Workshop – Friday, March 7, 2014
- Trails and Trail Materials
- Water System Management

9. ADJOURNMENT: There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 8:52 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK