



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

May 21, 2014

City Council Chambers
2820 Clark Avenue, Norco, CA 92860



CALL TO ORDER: Mayor Hanna called the meeting to order at 6:13 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**

M/S Higgins/Bash to add a Closed Session item by urgency regarding potential litigation. The motion was carried by the following roll call vote:

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

THE CITY COUNCIL/SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY ("SUCCESSOR AGENCY") RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

§54956.8 Conference with Real Property -- Negotiator:

Property: 3.31 Acres of Vacant Land, APN 156-030-002
Agency Negotiator: City of Norco, City Manager Okoro
Under Negotiation: Terms of Sale

Property: 0.4-Acre Vacant Lot, APNs 122-070-023 & 026 Single Parcel
1.63-Acre Vacant Lot, APN 126-120-038
Agency Negotiator: Successor Agency, Executive Director Okoro
Under Negotiation: Terms of Sale

§54957.6 – Conference with Labor Negotiator

Negotiating Parties: City Manager Okoro
Human Resources Analyst Paakkonen

Employee Organizations: Management
Middle Management, Professional and Confidential Service
Norco General Employees Association
Norco Public Works & Parks Maintenance Workers Association

§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation (Added by Urgency)

Significant Exposure to Litigation: One potential case

RECONVENE PUBLIC SESSION: Mayor Hanna reconvened the meeting at 7:07 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1):

City Attorney Harper stated that one item was added by urgency regarding potential litigation and that there were no reportable actions following closed session.

PLEDGE OF ALLEGIANCE: Council Member Bash

INVOCATION: Pastor Louie Monteith, Calvary Chapel, Norco

INTRODUCTIONS: Captain Jason Horton, Riverside County Sheriff's Department

Lt. Daniel Hedge introduced Captain Jason Horton of the Jurupa Valley Station. Captain Horton expressed his honor in serving the City of Norco.

Cheryl Link, City Clerk

City Manager Andy Okoro introduced Cheryl Link, the newly appointed City Clerk. Mr. Okoro noted Ms. Link's education and work experience. Ms. Link thanked the City Council for the opportunity to serve the community.

PRESENTATION: Declaration of May as Lupus Awareness Month
Tricia Badowski

Mayor Hanna presented a proclamation to Ms. Badowski and thanked the Lupus Research Institute for their efforts. Ms. Badowski thanked the City Council for the proclamation.

RECOGNITIONS: Dr. Lisa Simon, Norco High School Principal
Awarded Secondary Principal of the Year by the Association of California School Administrators

Mayor Hanna presented Dr. Simon with a certificate of appreciation. Dr. Simon thanked the City Council, the Sheriff's Department, and the community for their support. Council Member Bash stated Dr. Simon is the top principal in the State of California.

Robin Grundmeyer, Teacher, Norco High School
Agriculture Department,
*Receipt of Queen Latifah's Heroes of the
Community*

Mayor Hanna presented Ms. Grundmeyer with a certificate of appreciation. Ms. Grundmeyer expressed her gratitude for being supported by the City Council, parents, and the community.

*Norco FFA Designation as a Three Star
Chapter*

Mayor Hanna presented Carole Lindsey with a certificate of appreciation for the Norco FFA. Mayor Hanna commented on the discipline of the Norco FFA members and their dependability. Ms. Lindsey stated the kids are the ones who make FFA successful.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. A. SILVERLAKES EQUESTRIAN & SPORTS PARK UPDATE:

City Manager Okoro presented a brief update. Mr. Okoro stated that since the City has been collecting rent since January 2012, Mr. Brandes has made total payments in the amount of \$958,160. In addition, Mr. Brandes has put on deposit six months rent totaling \$198,240. Mr. Okoro indicated that \$94,222.67 has been paid by Mr. Brandes for work relating to the Hamner Avenue widening project.

R.J. Brandes, representing Balboa Management Group, LLC, provided an update on the Silverlakes Equestrian & Sports Park. He stated that there is also a Letter of Credit in the amount of \$350,000 as another guarantee of his commitment to the project. Mr. Brandes noted that \$1.2 million has been committed to Silverlakes and that progress is still being made. Mr. Brandes indicated that he is keeping the City Manager updated on a regular basis. He stated that he is very well qualified to get financing but the conditions of the ground lease have made it difficult. Mr. Brandes thanked the City for being an extraordinary partner.

Sharon Higman expressed her concerns with the problems associated with the project. Ms. Higman requested a timeline of the project.

Council Member Newton noted that when the Planning Commission reviewed the development agreement four years ago, the focus was always on the success of the project. Council Member Newton commented on concerns from residents for the lack of progress and asked for suggestions on how the City can keep focused and provide support.

Council Member Bash commented on the general discouragement over time. Council Member Bash noted the monthly payments, which generates more money than all the property tax collected in the City. Council Member Bash stated that the Council must stay positive about the project.

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

Council Member Bash:

- Visited Scott Brothers Dairy, which is working on converting cow manure to water, diesel, fertilizer, and energy and could process all the manure in Norco. Stated that it is vital to find alternate solutions to manure issues within the next two to three years.
- Commented on the George A. Ingalls Memorial Plaza groundbreaking event on May 30, 2014 at 9:00 a.m.

Mayor Pro Tem Higgins:

- No report given.

Council Member Newton:

- Reminded residents of the Norco Founders Day Ride on Saturday, June 14, 2014.

Council Member Azevedo:

- Attended WRCOG meeting.
- Met with the Birthday Committee.
- Commented on the Founders Day Ride, ribbon cutting ceremony for the Corydon Staging area at 9:00 a.m. on Saturday, June 14, 2014, Fourth of July events, Day of the Cowboy on July 26, 2014.

Mayor Hanna:

- Commented on the Day of the Cowboy and the New Buffalo Soldiers
- Attended Vector Control meeting and noted the use of remote control helicopters to spray.
- Attended RTA meeting. Commented that ridership is up 8%, three more buses added from Eastvale to Corona, and there are 30 trips a day to Norco College.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Higgins requested to remove Item 2.E. and Council Member Newton requested to remove Item 2.K.

M/S Higgins/Bash 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: NONE

- A. City Council Minutes:**
Special and Regular Meetings of May 7, 2014
Action: Approved the City Council Minutes

- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.**
 - C. Recap of Actions Taken by the Planning Commission at its Meeting held on May 14, 2014. **Action: Received and Filed.**
 - D. Resolution Setting the Regular Meeting Schedules for City Commissions and the Economic Development Advisory Council for Fiscal Year 2014-2015. **Action: Adopted Resolution No. 2014-18.**
 - E. City Council Appointment to the Leads on Manure-to-Energy Issues City Council Appointed Committee. **Action: Pulled for discussion.**
 - F. Annual Adoption of the City Investment Policy. **Action: Approved and adopted the annual City Investment Policy.**
 - G. Approval and Adoption of the Annual Appropriation Limit for Fiscal Year 2014-2015. **Action: Adopted Resolution No. 2014-22, approving the annual appropriation limit for Fiscal Year 2014-2015.**
 - H. Third Amendment to the Annual Sanitary Sewer Maintenance Service Agreement. **Action: Approved the extension of the Annual Sanitary Sewer Maintenance Service Agreement with Empire Pipe Cleaning & Equipment, Inc. for one (1) year, through June 30, 2015.**
 - I. Third Amendment to the Building and Safety Plan Examination Professional Services Agreement. **Action: Approved the requested extension of the Professional Building and Safety Plan Examination Service Agreement with Wildan Engineering for one (1) year, through June 30, 2015.**
 - J. Third Amendment to the Annual Street Sweeping Services Contract Agreement. **Action: Approved the extension of the Street Sweeping Service Agreement with CleanStreet for one (1) year, through June 30, 2015.**
 - K. Approval of Service Agreement with Roger J. Grody to Provide Economic Development Consulting Services. **Action: Pulled for discussion.**
 - L. Agreement to Form the Middle Santa Ana River Watershed Total Maximum Daily Load (TMDL) Task Force. **Action: Approved the Agreement to Form the Middle Santa Ana River Watershed TMDL Task Force.**
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:
- 2.E. City Council Appointment to the Leads on Manure-to-Energy Issues City Council Appointed Committee.

Mayor Pro Tem Higgins provided a brief update stating that he met with the operations manager for Waste Management as well as the public information officer. In the contract

with Waste Management, it is stated that the City owns the manure generated in the City, which is a key element when it refers to manure to energy issues. The amount of manure generated in the City has increased to 80 tons per day and the amount of green waste generated is 178 tons. The amounts generated are also key in regards to the multiple forms of energy the waste creates. Mayor Pro Tem Higgins indicated that Waste Management has sufficient land at the El Sobrante Landfill to build a manure-to-energy plant. Mayor Pro Tem Higgins also noted that all the manure and green waste from the City of Industry landfill is being diverted to El Sobrante. El Sobrante will receive tipping charges and energy credits and the City of Norco will receive benefits from keeping the rights to its manure. Mayor Pro Tem Higgins thanked the Mayor for the appointment to the committee.

M/S Higgins/Hanna to approve the appointment of Mayor Pro Tem Higgins to replace Mayor Hanna on the Leads on Manure-to-Energy Issues Committee. The motion was carried by the following roll call vote:

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

- 2.K. Approval of Service Agreement with Roger J. Grody to Provide Economic Development Consulting Services.

Council Member Newton thanked Mr. Grody for his work and noted that he is a vital part of the success of the City. Council Member Bash noted the new businesses in town as a result of Mr. Grody's efforts and expressed his appreciation. Mr. Grody thanked the City Council for their kind words and commented on his commitment to the City of Norco.

M/S Newton/Hanna to approve the Service Agreement with Roger J. Grody to serve as the City's Economic Development Consultant effective July 1, 2014 through June 30, 2015. The motion was carried by the following roll call vote:

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

4. **LEGISLATIVE MATTERS: (No new evidence will be heard from the public as the public hearing has been closed regarding the item listed.)**

- A. Ordinance Amending the Norco Municipal Code Establishing the Number of Members on the Streets, Trails and Utilities Commission at Five Members. (Code Change 2014-02)

M/S Bash/Higgins to adopt Ordinance No. 973. The motion was carried by the following roll call vote:

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

- B. Ordinance Amending Chapter 3.50 of the Norco Municipal Code to Include a New Exemption for Newly Constructed Specially Adapted Homes for Severely Disabled Veterans Under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program. (Code Change 2014-01)

M/S Higgins/Hanna to adopt Ordinance No. 974. 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 DISCUSSION / ACTION ITEMS:

- A. Appointments to the Ad-Hoc Committee on Infrastructure Needs and Funding Options. **Recommended Action: Appoint three (3) Norco residents from the applications received to serve on the Ad-Hoc Committee.**

City Manager Okoro gave a brief report about the Ad-Hoc Committee.

Jodie Webber stated that she has been a resident of Norco for five years. Ms. Weber spoke about her education, professional experience, and skills.

Ted Hoffman indicated that he is a Norco High School graduate and has lived in Norco since 1957. Mr. Hoffman stated that he is honored to be part of the eleven applicants and commented on his understanding of the City's lifestyle.

John Padilla stated that he has lived in Norco for 39 years. Mr. Padilla commented on his engineering background and his understanding of the financial issues as well as the need to keep the City rural.

The City Council expressed their appreciation to those who applied and noted the difficult decision to only choose three applicants. Council Members noted the high quality of applicants and encouraged those applicants not chosen to apply for other committees and commissions.

Following City Council action by ballot, Linda Dixon, John Padilla, and Jodie Webber were appointed to serve on the Ad-Hoc Committee.

- B. Ordinance Amending Chapter 18.43 of the Norco Municipal Code to Modify the Procedures for Noticing Public Hearings and Appeals Therefrom. (Zone Code Amendment 2014-01). **Recommended Action: Introduce for First Reading Ordinance No. 975.** (Planning Director)

Planning Director King presented a brief report on the proposed ordinance. Mr. King indicated that posting on-site is not a state requirement and this Zone Code Amendment

would eliminate it from the Norco Municipal Code due to limited staffing and resources to be able to implement and monitor the program effectively.

In response to Council Member Newton, Mr. King indicated that the cost of posting on-site is the responsibility of the applicant. Council Member Newton also questioned if this requirement should be eliminated. Mr. King stated that, in some instances, when implementing new rules, there are unintended consequences. Posting on-site requires substantial staff time and costs, otherwise the applicant has to hire a sign company, which must meet City requirements. Additionally, the burden is on staff to take the signs down. In response to Council Member Newton, Mr. King stated that public awareness will not be impacted with the elimination of on-site posting.

M/S Higgins/Bash to adopt Ordinance No. 975 for first reading. The motion was carried by the following roll call vote:

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

- C. Discussion Regarding the Citizens' Initiative for the Preservation of La Sierra Hills and Restricted Development of La Sierra Lands. **Recommended Action: No staff recommendation.** (Planning Director)

Planning Director King presented information regarding the citizen's initiative that is being circulated in the City of Riverside. Mr. King stated that the petition being circulated is seeking to repeal the Rancho La Sierra Specific Plan.

Council Member Bash stated that in the 1970s, Proposition R passed to protect certain areas in Riverside. Riverside residents were upset with the Riverside City Council because they felt the City Council was not properly utilizing Proposition R; therefore, the residents of Riverside passed Measure C. Council Member Bash commented that the developers are proposing that the hills that are zoned five-acre parcels are in jeopardy, and therefore, want to develop 2,000 homes on the land across from Crestlawn Memorial. City Council Member Bash expressed his concerns about the possible development of homes and the adverse impact on the City of Norco. Council Member Bash suggested taking a stance in support of Riverside residents protecting their open space.

John Bernard indicated that he lives in La Sierra. Mr. Bernard noted that five houses per acre is a lot of density. He requested help from Norco residents because the initiative undermines Proposition R.

Jodie Webber spoke in concurrence with Council Member Bash. Ms. Webber stated that if this initiative is approved, it will have significant impact on Norco roads.

Nick Ferrari stated that he would like to see the City of Norco officially take a stand on this issue. Mr. Ferrari expressed his concerns with traffic and noted that the City does not have the infrastructure to support the added volume of traffic if the development in La Sierra should occur.

Wendie Stevens expressed her concerns about the effects this development would have on wildlife as well as the infrastructure in Norco.

Council Member Bash indicated that the goal of the supporters of the initiative was to obtain 28,000 signatures. Council Member Bash stated that it is very likely that the goal will be met because of the population of the City of Riverside and that many residents probably are not aware of the facts concerning this initiative.

Mayor Pro Tem Higgins spoke about circulation elements and the requirement to maintain a certain Level of Service (LOS), which is based on the amount of traffic, and expressed his concerns with the significance of a development of this size in La Sierra.

There was some discussion between Council Members about Norco residents needing to fully understand the project and the need to educate the public on the impact this will have on Norco streets and lifestyle. The City Council also discussed the need for the City to publicly oppose this initiative by issuing a press release.

M/S Azevedo/Bash to officially oppose the Citizens' Initiative for the Preservation of La Sierra Hills and Restricted Development of La Sierra Lands and to direct the City Manager to prepare a Press Release on behalf of the City Council stating its opposition. The motion was carried by the following roll call vote:

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

Mayor Hanna recessed the meeting at 9:02 p.m. and reconvened the meeting at 9:13 p.m.

- D. Discussion Regarding the State of California Sewer Treatment Plant Property (Parcel F).

Water and Sewer Manager Thompson presented information as stated in the staff report for City Council discussion purposes.

In response to Mayor Pro Tem Higgins, Mr. Thompson stated that core samples were not taken off-site; however, property transfers require completed Phase I and II soils assessments. Mayor Pro Tem Higgins expressed his concerns with the length of time that the sewer treatment plant has been in existence.

Council Member Bash stated that the site is almost entirely intact since 1944. Council Member Bash expressed concerns about the dangers since all the fencing is down.

Mayor Pro Tem Higgins stated that the City has no jurisdiction over state and federal land unless it is transferred to the City.

Mr. Thompson indicated he will contact the State and provide an update to the City Council at a subsequent meeting.

M/S Higgins/Hanna 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

6. SUCCESSOR AGENCY DISCUSSION / ACTION ITEM:

- A. Resolution Reapproving the Form of a Preliminary Official Statement, to Refund 2001 RDA Bonds for Savings. **Recommended Action: Adopt SA Resolution No. 2014-03, reapproving the Form of the Preliminary Official Statement to deem it final under Rule 15c2-12.** (Executive Director)

Executive Director Okoro presented the Successor Agency item and noted it relates to a bond refund.

M/S Hanna/Bash to adopt SA Resolution No. 2014-03, reapproving the Form of the Preliminary Official Statement to deem it final under Rule 15c2-12. The motion was carried by the following roll call vote:

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

- B. Resolution reapproving the Form of a Preliminary Official Statement, to refund 2001 and 2004 RDA Bonds (School District Pass Through) for Debt Service Savings. **Recommended Action: Adopt SA Resolution No. 2014-04, reapproving the Form of the Preliminary Official Statement to deem it final under Rule 15c2-12.** (Executive Director)

Executive Director Okoro presented the Successor Agency item and noted it relates to a bond refund.

M/S Azevedo/Bash to adopt SA Resolution No. 2014-04, reapproving the Form of the Preliminary Official Statement to deem it final under Rule 15c2-12. The motion was carried by the following roll call vote:

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

7. PUBLIC COMMENTS OR QUESTIONS:

Denise Sutherland noted that she submitted an application for the Historic Preservation Commission. Ms. Sutherland stated that she has lived in the City for sixteen years and cares about preserving the City's lifestyle.

Pat Overstreet stated that she knows Denise Sutherland personally and commented on her skills and good values. Ms. Overstreet talked about the Ranch Tour on Saturday, May 17th and asked the Mayor to draw the winning ticket for the Ranch Tour raffle prize. Ms. Overstreet stated the winner is Maria R. Black of Norco. Ms. Overstreet thanked Mayor Hanna and Council Member Azevedo for participating at the information booth at the Ranch Tour.

Teri Purdy spoke about the disruption in neighborhoods caused by loud music during the day and into the late hours. Ms. Purdy requested that this issue be placed on the City Council agenda to discuss an ordinance for amplified noise.

Kathleen Burnett commented in concurrence with Teri Purdy. Ms. Burnett stated that the problems with the noise from parties and music has escalated over the past several years.

Jacqui Tarpley spoke about the need for a noise ordinance. Ms. Tarpley stated that she has had to leave home because the noise from parties is unbearable.

Karen Leonard spoke about the issues relating to the Cash for Gold business and asked why it is taking so long for the business to come into compliance.

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Azevedo commented on the full half-acre zone change report she requested, and received consensus to be agendized, and asked to see it brought back for discussion soon.

Council Member Newton requested that an amplified noise ordinance be agendized.

M/S Newton/Bash to agendize for discussion by the City Council, an ordinance on amplified noise. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Mayor Pro Tem Higgins commented on the need for Citizens on Patrol to have the ability to issue parking citations on horse trails and requested consensus to agendize.

M/S Higgins/Hana to agendize discussion by the City Council regarding the ability of Citizens on Patrol to issue parking citations on horse trails. The motion was carried by the following roll call vote:

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

Council Member Bash indicated that there are some issues occurring with the Navy Base, which he suggested need to be addressed by the City Council and requested consensus scheduling a City Council workshop within the upcoming weeks. City Council Member Azevedo requested to have the Historic Preservation Commission attend the workshop. Consensus was received and the City Council directed the City Manager to schedule a workshop.

In response to Mayor Hanna's questions regarding code violations relating to a hay company, City Attorney John Harper stated that the City has the authority to cite for violations but ultimately it is under the authority of the courts to shut the business down. City Manager Okoro stated he would report back on this specific code issue.

9. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 9:59 p.m.

CHERYL L. LINK
CITY CLERK