



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

June 4, 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 6:03 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**

THE CITY COUNCIL WILL RECESS TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

**§54957 Public Employee Performance Evaluation:**

Title: City Manager

**RECONVENE PUBLIC SESSION:** 7:05 p.m.

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

City Attorney John Harper reported that the Closed Session item is being continued for further discussion at the conclusion of this meeting or at a subsequent Closed Session meeting.

**PLEDGE OF ALLEGIANCE:** Troop 33

**INVOCATION:** Pastor Vernie Fletcher, Grace Fellowship Church

**RECOGNITIONS:** Norco Boy Scout Troop 33 Celebrating 50 Years

Mayor Hanna presented a plaque to Troop 33 on behalf of the Norco City Council. Mayor Hanna also presented a certificate from Supervisor Tavaglione's office. Tyler Madry of Senator Richard Roth's office also presented a certificate to Troop 33. Troop 33 Scoutmaster Geoffrey Kahan thanked the Norco Lions Club for their continued support and commitment.

Norco Lions Club, Sponsor of Norco Boy Scout Troop 33 for 50 Years

Mayor Hanna presented a plaque to Norco Lions Club. Tyler Madry of Senator Roth's office presented a certificate to Norco Lion's Club.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

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

Council Member Bash:

- No report.

Mayor Pro Tem Higgins:

- No report

Council Member Newton:

- Attended Western Riverside County Regional Wastewater Authority meeting with Water and Sewer Manager Thompson. The members discussed the budget, allocations, and sewer treatment expansion.

Council Member Azevedo:

- Attended Western Riverside Council of Governments (WRCOG) and discussed the court decision regarding WRCOGs lawsuit against the City of Beaumont.
- Commented on the success of WRCOGs HERO program and urged residents to take advantage of the program.

Mayor Hanna:

- Attended the Veterans Memorial groundbreaking on Friday, May 30. Due to the groundbreaking, Mayor Hanna could not attend the 91 Freeway State Advisory Commission and noted his appointment as Vice Chair of the commission.

**2. CITY COUNCIL CONSENT ITEMS:**

**Consent Calendar Items 2.C. and 2.G. were pulled to allow for public comment. Council Member Newton pulled Item 2.H.**

**M/S Higgins/Bash to adopt the remaining items as recommended on the 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:

Regular Meeting of May 21, 2014

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 a Lease Agreement between New Cingular Wireless PCS, LLC (AT&T), a Delaware Limited Liability Company, and the City of Norco to Construct a Telecommunications Facility at Parmenter Park. **Recommended Action: Approval** (Director of Park, Recreation and Community Services)  
**PULLED FOR DISCUSSION**
- D. Approval of the Memorandum of Understanding for Norco General Employees Association for Fiscal Year 2043-2015. **Recommended Action: Approve the Memorandum of Understanding for the Norco General Employees Association for Fiscal Year 2014-2015.** (City Manager)
- E. Approval of the Memorandum of Understanding for Public Works & Parks Maintenance Workers Association for Fiscal Year 2014-2015. **Recommended Action: Approve the Memorandum of Understanding for the Public Works & Parks Maintenance Workers Association for Fiscal Year 2014-2015.** (City Manager)
- F. Approval of Salary and Benefits Resolutions for Management, Middle Management, Professional and Confidential Employees for Fiscal Year 2014-2015. **Recommended Action: 1.) Adopt Resolution No. 2014-23, approving the annual salary and benefits for Management personnel; and 2.) Adopt Resolution No. 2014-24, approving the annual salary and benefits for Middle Management, Professional and Confidential service personnel.** (Deputy City Manager/Director of Finance)
- G. Fiscal Year 2013-2014 Third Quarter Budget to Actual Report  
**Recommended Action: Receive and File** (City Manager) **PULLED FOR DISCUSSION**
- H. Approval Granting Kosmont Realty Corporation Exclusive Authorization to Sell 3.31 Acres of Vacant Property Located North of the 60 Freeway and East of Milliken Avenue, APN 156-030-002. **Recommended Action: Approval of Exclusive Authorization.** (City Manager) **PULLED FOR DISCUSSION**
- I. Proposed Cancellation of the July 2, 2014 City Council Regular Meeting.  
**Recommended Action: The City Council cancel the July 2, 2014 City Council regular meeting.** (City Clerk)

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

- C. Approval of a Lease Agreement between New Cingular Wireless PCS, LLC (AT&T), a Delaware Limited Liability Company, and the City of Norco to Construct a Telecommunications Facility at Parmenter Park. **Recommended Action: Approval** (Director of Park, Recreation and Community Services)

Vern Showalter inquired if the rental payments will go to Parks and Recreation. Director of Parks and Recreation Brian Petree stated that the payments will go to the general fund.

**M/S Higgins/Bash to approve the lease agreement between New Cingular Wireless PCS, LLC and the City of Norco. The motion was carried by the following roll call vote:**

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

- G. Fiscal Year 2013-2014 Third Quarter Budget to Actual Report.  
**Recommended Action: Receive and File** (City Manager)

Ted Hoffman commented on Attachment 3 regarding property taxes. Mr. Okoro indicated that the report covers the first three quarters of the fiscal year.

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

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

- H. Approval Granting Kosmont Realty Corporation Exclusive Authorization to Sell 3.31 Acres of Vacant Property Located North of the 60 Freeway and East of Milliken Avenue, APN 156-030-002. **Recommended Action: Approval of Exclusive Authorization.** (City Manager)

In response to Council Member Newton, City Manager Okoro stated there are no upfront monies paid to Kosmont Realty.

**M/S Newton/Hanna to approve the exclusive agreement with the revision of the agreement being a sale only option and striking the lease option from the agreement.**

City Council Member Azevedo stated her disagreement as a lease is a good option in case the property does not sell.

**A substitute motion by Azevedo/Bash to approve the exclusive agreement as recommended. The motion failed by the following roll call vote:**

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

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

**AYES: BASH, HANNA, HIGGINS, NEWTON**

**NOES: AZEVEDO**

**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 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: Adopt Ordinance No. 975.**

**M/S Azevedo/Newton to adopt Ordinance No. 975 for second reading. 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 ITEM:**

A. Discussion Regarding the Drafting of a Noise Ordinance. **Recommended Action. Provide direction to staff regarding the drafting of a City noise ordinance.** (Lt. Hedge)

Lt. Hedge presented a brief report on a draft noise ordinance. Lt. Hedge indicated that his research found that all cities in Riverside County have adopted noise ordinances with the exception of the City of Eastvale, which adopted the County's noise ordinance. Lt. Hedge commented on the statistics relating to noise complaints in the City and noted that currently the only form of recourse is the California Penal Code.

Ted Hoffman thanked the Council for considering a noise ordinance. Mr. Hoffman stated that he approached the Council in January 2013 about a noise ordinance. Mr. Hoffman expressed his concerns about loud parties and music every weekend.

Mayor Pro Tem Higgins supports a draft ordinance as presented by Lt. Hedge and suggested that any issues outside of property lines is an administrative citation.

Council Member Newton inquired about the loss of patrol hours for calls regarding noise. Lt. Hedge stated that one call can be 10-60 minutes in duration. Council Member Newton suggested exempting animal sound levels.

City Council Member Azevedo concurred that all animal noise, school and city-related events should be exempt. Council Member Azevedo also suggested that the noise ordinance should be limited to residential areas.

**M/S Bash/Higgins to prepare a noise ordinance based on the recommendations presented and discussed. The motion was carried by the following roll call vote:**

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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. Appointments to Various City Commissions and the Economic Development Advisory Council. **Recommended Actions: Staff recommends that the City Council make two appointments to the Historic Preservation Commission, one appointment to the Parks and Recreation Commission, two appointments to the Planning Commission, and one appointment to the Streets, Trails and Utilities Commission from the applicants that applied and qualify for service on a City Commission; and make four appointments to the Economic Development Advisory Council.** (City Clerk)

City Council Member Bash suggested expanding the number of members on EDAC, and Council Member Azevedo concurred, stating EDAC has difficulty meeting a quorum.

Geoff Kahan commented on Corinne Holder's qualifications and advocated for her reappointment to the Parks and Recreation Commission.

Pat Overstreet suggested that Council reappoint Corinne Holder to the Parks and Recreation Commission, appoint Denise Sutherland to the Historic Preservation Commission, and appoint John Rigler to the Planning Commission.

Mike Bell spoke about his qualifications and experience and asked Council to appoint him to the Economic Development Advisory Council.

Corinne Holder commented that she enjoys working with staff and the various clubs and thanked everyone for their support.

Patrick Malone commented on seeking reappointment to the Economic Development Advisory Council.

Denise Sutherland commented on her experience and volunteer work. Ms. Sutherland stated that she is a "woman with passion for preservation of days gone by."

Linda Dixon stated that she received an email from James Bradford Renfree who could not attend due to business travel. Ms. Dixon read Mr. Renfree's email on skills, experience, and goals and requested to be appointed to the Economic Development Advisory Council.

Victoria Leonard stated that she is a small business owner in Norco and commented on her experience and interests as they relate to the Economic Development Advisory Council.

Robert Leonard indicated that he has been a Planning Commissioner for the past three years. Mr. Leonard also shared information about his experience.

Kelli Newton commented on her recommendation of Michael Bell to the Economic Development Advisory Council.

Ed Dixon requested to be reappointed to the Economic Development Advisory Council.

Council Member Bash suggested that the Council vote for an alternate member on EDAC in the event that the Council approves increasing the number of members on EDAC.

**M/S Azevedo/Higgins to vote for four members for the Economic Development Advisory Council (EDAC) and an additional alternate member in the event that the Council approves increasing the number of members on EDAC at a subsequent meeting. The motion was carried by the following roll call vote:**

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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Following City Council action by ballot, the following appointments were made:**

**Historic Preservation Commission: Mark S. Sawyer and Denise Sutherland**

**Parks and Recreation Commission: Corinne Holder**

**Planning Commission: Robert Leonard, Jr. and John D. Rigler**

**Streets, Trails and Utilities Commission: Cathey Burt**

**Economic Development Advisory Council: Patrick Malone, Ed Dixon, Michael Bell, James Bradford (Brad) Renfree. The alternate selected is Victoria Leonard.**

## **6. CITY COUNCIL PUBLIC HEARINGS:**

- A. Amendments to the City's Comprehensive Fee Resolution to Update and Adjust Fees for General City Services.

**Recommended Action: Continue this item to the June 18, 2014 regular City Council meeting. (City Manager)**

**M/S Higgins/Bash to continue the public hearing to June 18, 2014 regular City Council meeting. The motion was carried by the following roll call vote:**

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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. Approval and Adoption of the City of Norco Operating Budget for Fiscal Year 2014-2015 and Authorizing Appropriations Therefrom.

*The FY 2014-2015 Proposed Budget for the General Fund includes total estimated operating revenues of \$14,499,926 and total estimated operating expenditures of \$14,467,579. This represents \$32,347 of estimated revenues over estimated expenditures. The proposed budget estimates the General Fund's balance as of June 30, 2015 to be \$5,287,249.*

**Recommended Action: Receive public comments on the proposed Annual Operating Budgets for the City of Norco and adopt Resolution No. 2014-25, approving and adopting the City Operating Budget for Fiscal Year 2014-2015 and authorizing appropriations therefrom. (City Manager/Executive Director and Deputy City Manager/Director of Finance)**

City Manager Okoro gave a brief presentation regarding the operating budget. Mr. Okoro also presented information about pension retirement and healthcare post-retirement funding.

Vern Showalter commented on deferments. Mr. Okoro stated that the deferments Mr. Showalter is speaking of are contributions that the City is obligated to pay to CalPERS.

The City Council thanked City Manager Okoro and staff for submitting a balanced budget and the positive investments that have been made.

**M/S Bash/Higgins to adopt Resolution No. 2014-25 approving and adopting the City Operating Budget for Fiscal Year 2014-2015 and authorizing appropriations therefrom, including \$25,000 for a historical resources survey to be conducted by the City's Historical Resources Consultant regarding the Naval Weapons Surface Center Seal Beach Detachment Norco as discussed in the City Council Special meeting on June 4, 2014. 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 9:23 p.m. and reconvened the meeting at 9:29 p.m.**

- C. Approval of the Five Year Capital Improvement Program for Fiscal Years 2015-2019.

*A budget workshop was held to review the proposed FY 2015-2019 Capital Improvement Program (CIP) budget for the City of Norco. Staff is now recommending that the City Council conduct a Public Hearing to receive input from the public and that at the conclusion of the hearing, that the City Council approve the CIP Budget for Fiscal Years 2014-2019.*

**Recommended Actions: Receive public comments on the proposed Capital Improvement Program Budget and adopt Resolution No 2014-26, approving and adopting the City of Norco Capital Improvement Program Budget for fiscal Years 2015-2019. (Deputy City Manager/Director of Finance)**

City Manager Okoro presented a brief report on the CIP budget.

Director of Parks and Recreation Brian Petree presented information about the potential Public Land Improvement Program relating to George Ingalls Equestrian Event Center.

In regards to discussion about an Art in Public Places Advisory Committee for the Public Land Improvement Program, Council Member Newton suggested including a member of the Planning Commission.

Council Member Newton also suggested painting Moreno Arena.

Linda Dixon commented that the Public Land Improvement Program and the Committee. Ms. Dixon stated that the funds proposed for this cannot be used for necessities; the funds are specific and require state approval. Ms. Dixon noted the need to enhance the park to draw visitors.

Pat Overstreet expressed her desire for public art since before 1999. Ms. Overstreet expressed her support with the project.

Karen Leonard stated she agrees with artwork at Ingalls Park and noted the need for an advisory committee.

Council Member Azevedo supports the advisory committee and recommended charging developers a small fee for art.

Council Member Bash suggested that each piece of artwork at Ingalls Park be dedicated to groups, which would be responsible for the pieces.

There was some discussion between Council Members about the committee and funding. It was suggested to agendize the formation of an Ad-Hoc Committee at the next City Council meeting to include a Planning Commissioner, a Parks and Recreation Commissioner, and former Beautification Committee members.

**M/S Bash/Higgins to earmark \$300,000 for the Public Land Improvement Program to support the George Ingalls Equestrian Event Center as a commerce center and adopt Resolution No 2014-26, approving and adopting the City of Norco Capital Improvement Program Budget for fiscal Years 2015-2019. The motion was carried by the following roll call vote:**

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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**7. SUCCESSOR AGENCY CONSENT ITEM:**

- A. Approval of an Agreement with Kosmont Realty Corporation and the Norco Successor Agency to the Norco Community Redevelopment Agency for Real Estate Services to Sell Successor Agency Properties, APNs 122-070-023, 122-070-026, and 126-120-038. **Recommended Action: Approval of Agreement.** (Executive Director)

**M/S Hanna/Higgins to approve the agreement with Kosmont Realty Corporation and the Norco Successor Agency to the Norco Community Redevelopment Agency for Real Estate Services. The motion was carried by the following roll call vote:**

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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

8. PUBLIC COMMENTS OR QUESTIONS - THIS IS THE TIME WHEN PERSONS IN THE AUDIENCE WISHING TO ADDRESS THE CITY COUNCIL REGARDING MATTERS NOT ON THE AGENDA MAY SPEAK. PLEASE BE SURE TO COMPLETE THE CARD IN THE BACK OF THE ROOM AND PRESENT IT TO THE CITY CLERK SO THAT YOU MAY BE RECOGNIZED.

Sean Malloy inquired about which department is responsible for street striping. Mr. Malloy was referred to the Public Works Department.

Henry Risner commented about his history in Norco. Mr. Risner noted that the City authorized horse racing restaurant. Mr. Risner also commented on cock fighting.

9. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Bash congratulated Director Petree on the George Ingalls Equestrian Event Center groundbreaking event.

Council Member Newton requested that the Council begin receiving quarterly diversion rates from Waste Management and inquired if the City is receiving diversion credit from Norco College and Corona-Norco Unified School District.

Council Member Azevedo attended the 2014 Norco High School Graduation Ceremony and mentioned that NHS is interested in City of Norco 50<sup>th</sup> Anniversary patches for their school uniforms.

Mayor Hanna made Council Member assignments to Concerts in the Park as follows:

June 6: Mayor Hanna

June 20: Council Member Newton

July 4: Council Member Azevedo

July 18: Mayor Pro Tem Higgins

Aug 1: Council Member Bash

Aug 15: City Manager Okoro

10. ADJOURNMENT: 10:45 p.m.