

Community Redevelopment Agency/City Council
Minutes

2820 Clark Avenue, Norco CA 91760
(909) 270-5623

Regular Meeting

December 2, 1998



Next CRA Ordinance No. 2

Next CRA Resolution No. 98-13

1 CALL TO ORDER: Mayor/Chairman Sorensen called the meeting to order at 6:00 p.m.

2 ROLL CALL: Council/Agency Members present: Carmichael, Clark, Hall, Koziel, Sorensen.

Staff Present at 7:00 p.m.: Johnson, Harper, Bryan, Cooper, Coury, Hasenohrl, Oulman, Petree, Schenk, Vanderpool and Press.

3 REORGANIZATION OF COUNCIL/CRA:

A. Election of Mayor/Chairman

M/S, Sorensen/Koziel, to elect Council Member Hall as Mayor/Chairman and Council Member Clark as Mayor Pro Tem. Council Member Hall declined.

M/S, Hall/Clark, to elect Council Member Carmichael as Mayor/Chairman, motion carried by the following roll call vote:

AYES: CARMICHAEL, CLARK, HALL

NOES: KOZIEL, SORENSEN

ABSENT: NONE

ABSTAIN: NONE

Mayor Sorensen stated that he was very proud to serve as Mayor.

B. Election of Mayor Pro Tem/Vice Chairman

M/S Carmichael/Sorensen, to elect Council Member Hall as Mayor Pro Tem/Vice Chairman, motion carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

4 CLOSED SESSION:

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

Section 54957 - Personnel:

A. Fire Marshall

Section 54957.6 - Conference with Labor Negotiator

Agency Negotiator Name: City Manager

Employee Organization: Norco Firefighters

Section 54956.95 - Liability Claims:

Claimant: Charlene Beane Agency Claimed Against: City of Norco

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

Mayor Carmichael noted there was nothing to report from Closed Session

5 PLEDGE OF ALLEGIANCE: Mayor Carmichael

6 INVOCATION: Pastor Rene Parish Full Gospel Assembly of God

M/S, Sorensen/Clark, to approve all items listed on the Consent Calendar, motion carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CRA/CONSENT CALENDAR

7 FROM THE EXECUTIVE DIRECTOR:

A. CRA Minutes, Regular Meeting of November 18, 1998 - Approved the Minutes of the Regular Meeting of November 18, 1998.

B. CRA Demands - Approved Demands for Payment Dated December 2, 1998, in the Amount of \$68,095.35.

C. Approval of First-Time Homebuyer Case No. 33 for \$20,000 (Housing and Community Development Specialist) - Approved FTH Case #133 and Authorized Warrant to New Dimensions Escrow.

D. Approval of Second Amendment to Program Guidelines: Senior Citizens Sewer Service Charge Assistance Program (Housing and Community Development Specialist) - Approved Second Amendment.

8 OTHER MATTERS: INFORMATIONAL ITEM ONLY:

The Housing and Community Development Specialist reported she was notified by Ben Beckler, Director of Project Development for Southern California Presbyterian Homes, that the funding for the second phase of the senior housing project was not approved.

9 ADJOURNMENT: 7:10 p.m.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

Next Ordinance No. 742

Next Resolution No. 98-91

PRESENTATION: Assemblyman Rod Pacheco Congressman Ken Calvert

Linda Fisher From Congressman Calvert's Office and Brian Floyd from Assemblyman Pacheco's Office presented the outgoing Mayor with congressional letters of appreciation.

PROCLAMATIONS: Buckle Up for Life Challenge

Mayor Carmichael presented a proclamation on the Buckle Up for Life Challenge.

10 HEARINGS:

A. APPEAL HEARING: (FERNANDES): An Appeal of the Development Impact Fees for Storm Drain, General, Park, Fire and Streets and an Appeal of the Sewer Capacity and Sewer Connection Charges for Property Located at 2000 South Four Wheel Drive in Norco, Permit #98BD0653 (Director of Community Development)

The Director of Community Development reported that Mr. Fernandes obtained building permits for the remodeling of an existing automobile repair area to an office area, and the addition of a new 1,552 square foot second floor storage area and noted that the remodeling and additional storage area are located at the west end of a 25,989 square foot automobile-related business facility at 2000 South Four Wheel Drive. He reported that Mr. Fernandes has appealed the development impact fees, as development impact fees were paid at the time the original building was constructed in 1991.

The Director noted that development impact fees are necessary as new development imposes increased demands on the City's public infrastructure and service requirements. He highlighted the development impact fees which have been appealed (storm drain, general, parks, fire, streets, as well as sewer capacity and connection fees) and explained the reason for each fee. Also, the Director reported that the sewer capacity and connection fees are not development impact fees, and recommended that these fees not be waived or allowed to be protested.

In conclusion, the Director recommended that all of the fees be imposed, with the exception of the storm drainage improvement fee, as the new construction does not add to any additional roof area (and additional storm water run-off).

Council Member Sorensen noted that Mr. Fernandes is building a storage area under the same roof and inquired how this would create additional traffic on the streets. Even though the City does not require traffic studies, the Director noted an office area could have more traffic. In response, Council Member Sorensen stated that the added structure is going to be a second level for a storage area.

Council discussed the fees based on the square footage of the space being utilized. The impact fees are based on square footage of the first and second floor.

Council Member Sorensen noted the applicant is not creating a second story. Council Member Clark noted that it would be an open service bay vs an office space.

Mayor Carmichael declared the appeal hearing open, indicated that proper notifications had been made and asked for the appearance of those wishing to speak.

Joe Fernandes, Applicant, stated this is not new construction but only a tenant improvement. He noted that he is not impacting any streets and has already paid the fees when he originally built. Council Member Clark inquired on how the fees are determined and asked for clarification on the use of new construction fees. In response, the Director

of Community Development noted the fees are based on square footage only. He noted that prior to 1991, these fees were not in effect and new construction fees were imposed.

Council Member Koziel commented on storm drain, sewer and the street fees. Mayor Pro Tem Hall asked if the City was requiring an additional sewer hook-up, and the Director affirmed that we were. Also, the Director provided clarification on the conversion of a repair area into an office area, and adding a second floor for storage.

M/S Clark/Koziel to waive all fees except the sewer connection fees, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN

NOES: CARMICHAEL

ABSENT: NONE

ABSTAIN: NONE

Mayor Carmichael noted there should be other fees charged for commercial construction. In response, Council Member Clark noted that the fees are based on the overall construction and felt that Mr. Fernandes has paid the fees.

Mayor Carmichael closed the appeal hearing.

B. PUBLIC HEARING: To Allow Residents an Opportunity to Examine and Comment on Proposed Projects for Use of City Community Development Block Grant (CDBG) Funds, Program Year 1999-2000, Through the Department of Housing and Urban Development (Housing and Community Development Specialist)

The Housing Specialist reported on the Community Development Block Grant (CDBG) Fund Program for Program Year 1999-00, noting that the deadline for applications is December 14, 1998. She noted that all recipients of CDBG funds may only use 15% (\$24,887) of the City's total allocation for "Public Service Projects", explaining that the remaining funds (\$141,027) must be used for other City projects.

The Housing Specialist reported that seven applications for assistance have been received and highlighted each of the projects. In conclusion, she recommended that funds be allocated to each of these projects as follows: Norco Party Partners (\$10,000), Parks & Recreation Service Leader (\$2,887), senior lecture series (\$8,000), Housing Assistance Program (\$4,000), senior garden and park (\$50,000), senior center transit (\$20,000), replacement of bleachers - Ingalls Park (\$30,000) and street realignment: Lincoln/Parkridge & First Street (\$41,027); for a total of \$165,914.

Mayor Carmichael declared the public hearing open, indicated that proper notifications had been made and asked for the appearance of those wishing to speak.

Council Member Sorensen questioned the Recreation Leader and the Director stated the funds would be used for a 20 hour senior center receptionist position. The Director noted this additional funding would come through re-programming.

Council Member Clark noted he would like to see \$30,000 for the placement of bleachers to be used on another project. The City Manager added monies for the bleachers are to be financed and to be repaid by the users of the bleachers.

The Housing Specialist clarified the non public and public service projects.

Mayor Carmichael closed the public hearing.

M/S Carmichael/Hall, to approve projects as recommended, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

ITEMS FOR ACTION

11 FROM CITY MANAGER: A. Committee Appointments of Council Representatives (City Clerk): Audit Committee (2 members) Beautification Committee Corona-Norco School Ad Hoc Committee (2 members) Economic Development Advisory Council (2 members) Fire Consolidation Committee Northwest Mosquito Abatement District Riverside County Library Task Force Riverside County Transportation Committee Riverside Transit Agency Senior Citizen Town Hall Host Special Committee on Sphere of Influence Western Municipal Water District Task Force Western Riverside Council of Governments Western Riverside Regional Wastewater Authority

Mayor Carmichael noted that the Senior Citizen Town Hall Host is chosen by the senior citizens.

M/S, Carmichael/Clark, to bring this matter back at next meeting, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

B. Award of Installation and Construction of Bleachers at Ingalls Park, Moreno Arena (Director of Parks, Recreation and Community Services)

The Director of Parks, Recreation and Community Services reported that bids were opened on November 25, 1998 and indicated that only one bid was received from Outdoor Aluminum of Geneva, Alabama, in the amount of \$481,564.00. Therefore, he recommended that the bid be rejected that staff be directed to rebid project.

He noted the bleachers will be financed for a maximum of ten (10) years at an interest rate of 4.5% to 6.5%. He reported that the purchase of the proposed bleachers is contingent upon obtaining a rental lease agreement from the three (3) local organizations, Norco Mounted Posse, Norco Horseweek Committee and Norco Chamber of Commerce.

The Director discussed the bid specifications and made suggestions on how the specifications could be modified when the project is rebid. Mayor Pro Tem Hall noted the need to simplify the bid.

Council Members Koziel and Clark discussed the seating capacity of the bleachers.

Council Member Clark noted the local organizations are paying for these bleachers, and asked if the companies could bid on a design for the bleachers. Council Member Sorensen inquired the life expectancy of the bleachers and the Director noted 30 to 40 years.

M/S, Sorensen/Hall, to reject the bid and direct staff to rebid the project with Section A, with angle iron construction and allow Section C as an alternate bid, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Council Member Clark asked about staff's recommendation and the Director noted that he is proposing specifications that would be affordable for all organizations. He felt angle iron would be less expensive, and could be completed earlier.

Council Member Clark questioned Section A and C, as the only requirement is that the bleachers would be installed prior to Horseweek. He noted that the Horseweek event should not be included as a time frame.

Council Member Sorensen noted the importance of the project and the need to have it done correctly the first time to accommodate the large capacity for Rodeo and Horseweek events.

Dave Henderson, Member of the Ingalls Park Ad Hoc Committee, noted that the Committee is only recommending 400 seats. He noted the slab under the angle iron could be put in by volunteers

**C. Appeal of Compliance Notice for Illegal Kennel Located at 4867 Pedley Avenue.
(Director of Parks, Recreation and Community Services)**

The Director of Parks, Recreation and Community Services reported that Animal Control received a complaint in April of this year that the residents at 4867 Pedley Avenue, Burt and Tracy Ward, were operating a dog rescue for Great Danes and there were 66 dogs on their property. He noted that Animal Control responded to the residence, counted 94 Great Danes, and issued an "Order to Comply to City Ordinance", requesting that the Wards reduce the number of dogs on the premises to the amount permitted (four dogs) by City Municipal Code. He highlighted the complaints received on the property, including the number of dogs, dogs barking continuously through the night and an odor permeating from the property.

He reported that Mr. Ward has indicated that he wants to continue his rescue operation but that he was willing to conform to a Conditional Use Permit. However, the Director noted that Conditional Use Permits for dog kennels cannot be issued in the A-1-20 zone, only in a C-3 zone. Consequently, the Director indicated that Animal Control officers told the Wards that they would need to comply with the Municipal Code Sec. 6.12.080.

As the Animal Keeping Ad Hoc Committee was formed during this time, the Director noted that they are discussing the relevant code section for possible changes. He noted that this review process is expected to be completed by late February of 1999 and indicated that the Wards are amenable to reducing the number of dogs on their property until this review is completed. Also, he reported that the Wards have indicated that they should be able to reduce the number of dogs to thirty, barring unforeseen emergencies.

In conclusion, the Director noted that the Wards were given a second "Order to Comply to City Ordinance" on November 13, 1998, when staff counted fifty-three dogs on the premises. He indicated that staff intends to continue with the notice to comply as long as the Wards are reducing the number of dogs maintained on the premises, with a re-inspection of the property scheduled for January. He reported that the Wards are appealing the Order to Comply and are asking that they be granted a Conditional Use Permit to continue to operate their rescue program.

Angela Lofland, Norco Animal Hospital, presented a letter from Dr. Kermit D. Smith, Veterinarian, asking for the continuance of the rescue.

Mr. Burt Ward, 4867 Pedley Avenue, stated he was before the Council for an inconsistent position that has been taken on their rescue. He noted he has been doing this for 4 years and presented a video from Hard Copy. Mr. Ward reported that he did not want to build a business and wants to reduce the population, and noted that he has less than 50 dogs on 5 acres.

Tracy Ward, 4867 Pedley Avenue, indicated that she rescues great danes. She noted in the last 4 years, they have built relationships with every shelter in California. She stated that the shelters rely on them because there is no one else for the danes. Mrs. Ward noted that when they receive a call from the shelter, it is because the dog is to be put down as the shelters are over crowded. Also discussed was the cost to adopt and care for the dogs, the average stay of the animals, etc. Mrs. Ward noted that danes do not get adopted from shelters, but stated that they sell approximately 4 per week after they provide the proper training.

Council Member Sorensen asked staff how many complaints Animal Control has received. In response, Staff outlined the complaints, noting that one was from a disgruntled buyer, two others from neighbors.

The Director noted the Wards have been complying with staff and have lowered the amount of dogs, but the issue is the Ordinance that does not allow for any other type of Conditional Use Permit, which is why the Wards are appealing this issue. Council Member Koziel noted there should be an exception in this case, as this is a rescue and there is a need for this operation. Mayor Pro Tem Hall agreed and suggested that this be referred to the Animal Keeping Ad Hoc Committee. Mayor Carmichael noted that she is opposed to kennels but agreed that staff should continue working with the Wards until the Ad Hoc Committee makes a recommendation.

Council Member Clark asked if Staff was satisfied with this situation, and the Animal Control Superintendent stated she has observed the dogs and they seem to be in a good environment.

The City Attorney clarified the compliance of the Wards and the fact that they have more than 5 dogs.

The Council Members discussed the clarification of the appeal.

M/S, Sorensen/Koziel to terminate the compliance order until a recommendation is received from the Animal Keeping Ad Hoc Committee, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Recess

Mayor Carmichael recessed the meeting at 9:00 p.m.

Reconvene

Mayor Carmichael reconvened the meeting at 9:15 p.m.

D. Informational Report: Improved Lot Weed and Hazardous Vegetation Abatement Program (Fire Chief)

The Fire Chief presented an informational report on the proposal to enforce weed abatement on improved properties and the review of the Pedestrian/Equestrian trail maintenance program which were prepared for the Council meetings of February 18, 1998 and July 15, 1998, respectively. He noted that even though conceptual approval was received from the Council on the weed abatement program, a later meeting with Council Members Carmichael and Clark found that there were not enough revenues to fund such a program. Therefore, he indicated that a public education program is being tried to see if voluntary abatement would alleviate the problem and reported that notices are being published quarterly in the Parks and Recreation brochure.

In regards to the trail maintenance program, the Chief reported that this matter was referred to the Streets and Trails Commission for a recommendation. In closing, he requested Council's concurrence with publishing the notice for voluntary abatement of residential properties in the Parks and Recreation Department brochure.

Mayor Carmichael noted all new residents need to be aware they are responsible for the trail in front of their property and felt that residents need to be reminded. She felt that posting in 5 places is not enough. Council Member Clark inquired if this matter was in the Owner's Manual and the City Manager affirmed that it was.

M/S Clark/Sorensen, to concur with publishing the notice for voluntary abatement of residential properties quarterly in the Parks and Recreation brochure, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

E. Discussion Regarding A Potential Zone Code Amendment: Cargo Carriers (Director of Community Development)

The Director of Community Development reported that staff was requested to agendize for Planning Commission's consideration a review of NMC Section 15.04.020 regarding the use of cargo carriers within the community. He noted that the Planning Commission recommended not to revise the Municipal Code, feeling that the existing code was adequate and that the use of cargo carriers on "A-1" zone properties, smaller than two acres, was not compatible with residential uses and could potentially lead to code enforcement problems in the future. He noted that subsequent to the Planning Commission meeting, Council Member Clark requested that this matter be agendized for City Council review.

The Director noted that the Municipal Code allows the conversion of cargo carriers to structures only under the following conditions: The property for which the structure is to be located is zoned for commercial or industrial uses, or the property is over two or more acres in area and being used for commercial agricultural purposes; that all necessary Building and Safety Division, Planning Division, and Fire Department approvals are granted; the structure and its location meets all zone requirements; the structure is internally stable and the exterior is in proper order as determined by the City Building Inspector and the structure is anchored securely to the ground.

He noted that a zone code amendment was explored by the City in late 1989, when the City Council directed staff to prepare a text amendment to allow cargo carriers as accessory structures in agricultural/residential zones. At that time, he reported that the Planning Commission recommended to the Council denial of the amendment for reasons that cargo carriers are not compatible with residential uses, not consistent with the goals of the General Plan, and could potentially lead to code enforcement problems in the future.

The Director noted that in the consideration requested by Council Member Clark, cargo carriers (not truck trailers) would be allowed to be utilized within the "A-1" Zone, on properties less than two acres in size. He reported that other specific standards have not been recommended, other than not allowing truck trailers for aesthetic and stability concerns. In conclusion, the Director presented issues discussed by the Planning Commission in 1989, noting that many of these matters would need to be addressed if the Council wished to see this type of code amendment, and presented the Council with suggested guidelines in the event that a code amendment is deemed to be appropriate.

Council Member Clark asked this be called "cargo containers". He noted he would like to see not more than one 40 ft. per half acre and suggested that this be allowed through the Conditional Use Permit process. Council Member Sorensen noted he was not in favor of the "cargo container". Mayor Pro Tem Hall noted that he agrees with the Planning Commission recommendation to not pursue this matter. Mayor Carmichael stated she does not like to see these next to houses, but does agree with the Conditional Use Permit process and noted if the container does become unsightly, there would be criteria in place

for its removal. Council Member Sorensen noted the cargo containers could decrease the property value.

M/S Clark/Carmichael to amend the Norco Municipal Code to include the use of cargo carriers, motion did not carry by the following roll call vote:

AYES: CLARK, CARMICHAEL

NOES: HALL, KOZIEL, SORENSEN

ABSENT: NONE

ABSTAIN: NONE

Mayor Carmichael pulled Item 12. E.

M/S, Sorensen/Hall, to approve all remaining items listed on the Consent Calendar, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CONSENT CALENDAR

12 FROM CITY MANAGER:

A. City Council Minutes, Regular Meeting of November 18, 1998 - Approved the Minutes of the Regular Meeting of November 18, 1998.

B. Demands - Approved Demands for Payment Dated December 2, 1998, in the Amount of \$445,033.87.

C. ORDINANCE NO. 740, Second Reading, A City-initiated Proposal to Amend the Norco Municipal Code Chapter 6.10 Regarding the Placement of Barbed and Razor Wire Adjacent to Any Equestrian/Pedestrian Trail in the City of Norco. (City Clerk) - Adopted Ordinance 740.

D. ORDINANCE NO. 741, Second Reading, ZONE CODE AMENDMENT 98-02, (CITY OF NORCO). A City-initiated Proposal to Amend the Norco Municipal Code Regarding Permitted Coverage of Residential and Agricultural Lots with Permitted and Accessory Structures (City Clerk) - Adopted Ordinance 741.

E. Award of Contract for Roofing Consultant (Director of Parks, Recreation and Community Services) - Pulled for Discussion. F. Approval of Third Amendment to Supplemental Agreement for Use of Program Year 1996-97 Community Development Block Grant (CDBG) Funds (Housing and Community Development Specialist) - Approved Third Amendment to Supplemental Agreement for FY 1996-97.

G. Approval of Amendment to Supplemental Agreement for Use of Community Development Block Grant Funds FY 1997-98 (Housing and Community Development Specialist) - Approved Amendment to Supplemental Agreement for FY 1997-98.

H. Development Agreement 92-01 (NORCO HILLS SPECIFIC PLAN); Request for Consent to Transfer the Property Owner's Interest (Director of Community Development) - Consented to Transfer to Western Pacific and Authorized the Mayor to Sign the Assignment Agreement.

13 The following final actions were taken by the Planning Commission and are shown for the Council's information. Any item the City Council wishes to appeal may be set for appeal and/or discussion at our next regularly scheduled meeting. Items requiring future Council consideration are noted with the date that they will appear on a Council agenda:

PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT 98-11 (VOISEY). A request for a modification of an existing office and storage yard, to allow a contractor's office and storage yard to be operated on a 12,789 square foot parcel on property located at 538 and 546 Sixth Street and 3840 Pedley Avenue in the "C-4" (Commercial) zone. Approved 3-0

B. CONDITIONAL USE PERMIT 98-12 (HALL). A request to increase the amount of allowed animal units from twenty-five (25) to thirty-eight (38) on a 94,960 square foot parcel located at 4680 Pedley Avenue in the "A-1-20" (Agricultural Low Density) zone. Continued to December 9, 1998; Applicant not present

C. CONDITIONAL USE PERMIT 98-13 (COWIE). A request to increase the amount of allowed animal units from six (6) to ten (10) on a 28,314 square foot parcel located at 1457 Fourth Street in the "A-1-20" (Agricultural Low Density) zone. Approved 3-0; allowing an additional 3 animal units, 9 animal units total.

BUSINESS ITEMS

A. SITE PLAN 98-12 (ALWIN) Request for approval of a site plan to allow the sale of used vehicles on property identified as 816 Sixth Street in the "C-4" zone. Denied 3-0; Site Plan inadequate.

B. TENTATIVE TRACT MAP 25779 - CLARIFICATION OF LEGAL DESCRIPTION. Concurred that Parcel 4 not part of approved project.

11. D. Award of Contract for Roofing Consultant (Director of Parks, Recreation and Community Services)

In response to Council Member Sorensen, the Director addressed the amount of money for this project and the projects to be completed, including the Riley Gym, Weavers Hall, the Youth Center, Community Center & the Library. Mayor Carmichael noted that she is opposed to spending \$8,000 for a consultant. She noted that there should be an individual bid for each facility.

Council Member Clark asked if the Engineering staff had been asked to look into the roofs and the Director stated they have not bid the project and the Building Official had indicated he was in favor of the consultant. The Director noted that some of the roofs were built prior to 1979 and that this consultant will put specs and standards together and will be there for the bid walk through and will monitor the project on a daily basis.

The Director noted the Library and the Community Center roofs could contain asbestos, which would have to be removed.

Mayor Carmichael noted the years of experience the consultant has.

M/S, Sorensen/Hall, to award the Service Agreement to Independent Roofing Consultants, in the amount of \$8,300.00 and authorize the City Manager to approve change orders up to 10% of base contract amount, motion carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN,

NOES: CARMICHAEL

ABSENT: NONE

ABSTAIN: NONE

Council Member Clark indicated that he should have pulled Item 13. A. Business Items, and inquired about the status of the Alwin review. The Director of Community Development responded that the Specific Plan for Sixth Street will go the Commissions for review and should be before the Council the first meeting in February.

END OF CONSENT CALENDAR

14 PUBLIC COMMENTS OR QUESTIONS -

There were no persons present wishing to speak with the Council

15 OTHER MATTERS - COUNCIL OR STAFF

Mayor Carmichael asked the status of the trees at 4022 Valley View. The Director responded that he is putting together a list and will check on that property. She also felt the sign in sheet was redundant and perhaps not necessary.

Mayor Carmichael suggested that a short moratorium on car lots on Sixth Street be brought back to Council.

A. Proposal to Reconsider "Non-Connect" Sewer Fees (City Manager)

The City Manager reported on the meeting held on November 2, 1998, noting that 1,524 letters were sent and 35 people (representing 31 accounts) attended the meeting. He noted that the residents who attended said they do not want to pay for the sewer system they do not use, but are willing to pay when they did hook up.

The City Manager noted that this question is a one-time question, but wondered who should be making the decision, the person paying the bill or the property owner. He suggested that this matter be referred to the Community Services Commission. Council Member Clark noted the residents asked for an ad hoc committee and noted that questions were raised about why the connects should pay and the non-connects not pay.

Mayor Carmichael was concerned with the financing of the bond and the fact that the interest rolls over weekly. The City Attorney clarified that Council had made that decision.

M/S, Clark/Sorensen, to refer the sewer fee for "non-connects" back to the Community Services Commission, motion was carried by the following roll call vote:

AYES: CLARK, HALL, KOZIEL, SORENSEN, CARMICHAEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

B. Verbal Status Report on Water System (Director of Public Works/City Engineer)

The Director of Public Works/City Engineer indicated that there was nothing to report.

C. Verbal Status Report on Trail System (Director of Public Works/City Engineer)

The Director of Public Works/City Engineer reported that since December 2, 1998, staff has replaced 47 posts and 87 rails.

D. Verbal Status Report on Access Issues to Yuma Drive (City Manager)

The City Manager reported that he spoke with Bill Tackaberry, a representative for Western Pacific, and noted grading should begin on December 16, 1998. He reported that the street improvements will follow as soon as April 1, and indicated that the developer is projecting completion on or about August 1. He reported that the models will be built on Parkridge and they are anxious to have the street connected.

16 ADJOURNMENT - There being no further business to come before the Council, Mayor Carmichael adjourned the meeting at 10:10 p.m.

DAUREEN VANDERPOOL, DEPUTY CITY CLERK