

# ***CITY OF PERRIS***

***MINUTES:*** City Council, Redevelopment Agency,  
Perris Public Finance Authority &  
Perris Public Utilities Authority

***Date of Meeting:*** 13 February 2007  
6:00 p.m.

***Place of Meeting:*** City Council Chambers

***1. CALL TO ORDER:***

The Honorable Mayor Pro Tem Rogers called the Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority Meeting to order.

***6:01 p.m. Called to Order***

***2. ROLL CALL:***

Council Members Present: Motte, Rogers, Yarbrough, Landers  
(Mayor Busch was absent)

***4 Council Members present  
(Mayor Busch was absent)***

Staff Members Present: Acting City Manager Belmudez, City Attorney Dunn, City Engineer Motlagh, Finance Director Carr, Public Works Director Ansari, Assistant to City Manager Madkin, Community Services Manager Carter, Police Chief Kestell, and City Clerk Haughney.

***Staff Members Present***

***3. INVOCATION:***

Reverend James Baylark  
Good Hope Missionary Baptist Church  
22876 Mountain Avenue  
Perris, CA 92572

***Reverend Baylark led the  
Invocation.***

***4. PLEDGE OF ALLEGIANCE:***

Councilmember Motte led the Pledge of Allegiance.

***Councilmember Motte led the  
Pledge of Allegiance.***

***5. PRESENTATIONS/ANNOUNCEMENTS:***

***A. Swearing-In Ceremony***

***Swearing-In Ceremony***

***1. Planning Commission***

***Planning Commission***

Planning Commissioner Matthew Buck was sworn in by  
City Clerk Haughney.

***Planning Commissioner  
Matthew Buck was sworn in  
by City Clerk Haughney.***

***2. Public Safety Commission***

The City Clerk administered the Oath of Office to the  
following Public Safety Commissioners and Alternates:

***The following Public Safety  
Commissioners were sworn in  
by City Clerk Haughney:***

Commissioners:  
Joseph Dapice  
Shawn Haughney  
Robert Hayes  
Michael McAleavey  
Michael Vargas

Alternates:  
John Lyons  
Robert Turner

*Commissioners:*  
*Joseph Dapice*  
*Shawn Haughney*  
*Robert Hayes*  
*Michael McAleavey*  
*Michael Vargas*

*Alternates:*  
*John Lyons*  
*Robert Turner*

At 6:20, following the Swearing-In Ceremonies, the Joint Meeting of the Council Meeting, RDA, PPFA and PPUA was recessed for a Reception in honor of the appointees to the two Commissions.

The Council reconvened in Open Session at 6:35 p.m.

*At 6:20 the meeting was recessed for a Reception in honor of the appointees to the two Commissions.*

*The Council reconvened in Open Session at 6:35 p.m.*

**6. APPROVAL OF MINUTES:**

- A. Approval of the Minutes of the Special Meeting of the City Council held January 30, 2007; the Regular Joint Work Session of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held January 30, 2007; and the Regular Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held January 30, 2007.

Mayor Pro Tem Rogers called for a motion.

M/S/C: (Yarbrough/Landers) to approve the Minutes of the Special Meeting of the City Council held January 30, 2007; Regular Joint Work Session of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held January 30, 2007; and the Regular Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held January 30, 2007.

AYES: Motte, Rogers, Yarbrough, Landers  
NOES:  
ABSENT: Busch  
ABSTAIN:

*Approval of Minutes of the Special Meeting of the City Council held January 30, 2007; and the Regular Joint Work Session and Meeting of the City Council, RDA, PPFA and PPUA held January 30, 2007.*

*Mayor Pro Tem Rogers called for a motion.*

*Motion to approve the Minutes of the Special Joint Meeting of the City Council and Planning Commission held January 30, 2007, and the Regular Joint Work Session and Meeting of the City Council, RDA, PPFA and PPUA held January 30, 2007.*

*Approved: 4-0-1  
(Mayor Busch was absent)*

**7. CONSENT CALENDAR:**

PUBLIC COMMENT: None

- A. Adopt Second Reading of Ordinance Number 1204 amending and restating Perris Municipal Code Chapter 2.44 providing for the administration of disaster operation and relief in the City of Perris.

*No Public Comment*

*Adoption of Second Reading of Ordinance Number 1204 amending and restating PMC Chapter 2.44 providing for the administration of disaster operation and relief in the City of Perris.*

The Second Reading of Ordinance Number 1204 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING AND RESTATING PERRIS MUNICIPAL CODE CHAPTER 2.44 PROVIDING FOR THE ADMINISTRATION OF DISASTER OPERATION AND RELIEF IN THE CITY OF PERRIS.

*Second Reading of Ordinance Number 1204 amending and restating PMC Chapter 2.44 for the administration of disaster operation and relief in the City of Perris.*

- B. Adopt Second Reading of Ordinance Number 1205 amending the zoning map to change the zoning designation of Tentative Tract Map 33066 (05-0392), consisting of 18.2 gross acres from R-20,000 to R-7,200 located on the northeast corner of Orange Avenue and Murrieta Road (APN 306-480-001). (Applicant: Kirk Bowlus)

*Adoption of Second Reading of Ordinance Number 1205 amending the zoning map to change the zoning designation of TTM 33066, consisting of 18.2 gross acres from R-20,000 to R-7,200 located on the NE corner of Orange Ave. & Murrieta Rd. (APN 306-480-001). (Applicant: Kirk Bowlus)*

The Second Reading of Ordinance Number 1205 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION (2237) AND ZONE CHANGE 05-0391 TO CHANGE THE ZONING DESIGNATION FROM R-20,000 TO R-7,200 ACROSS THE ENTIRE PROJECT SITE WITH ASSOCIATED TENTATIVE TRACT MAP 33066 (05-0392) TO SUBDIVIDE 18.2 GROSS ACRES INTO 49 RESIDENTIAL LOTS LOCATED ON THE NORTHEAST CORNER OF ORANGE AVENUE AND MURRIETA ROAD; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Second Reading of Ordinance Number 1205 approving MND 2237 and ZC 05-0391 to change the zoning designation from R-20,000 to R-7,200 across the entire project site with associated TTM 33066 to subdivide 18.2 gross acres into 49 residential lots located on the NE corner of Orange Ave. & Murrieta Rd.*

- C. Adopt Second Reading of Ordinance Number 1206 amending the zoning map to change the zoning designation from Commercial Community (CC) to Business Park (BP) of 10.11 gross acres of vacant land located on the southeast corner of Placentia Avenue and E. Frontage Road (APN 305-060-010). (Applicant: Classic Pacific)

*Adoption of Second Reading of Ordinance Number 1206 amending the zoning map to change the zoning designation from CC to BP of 10.11 gross acres of vacant land located on the SE corner of Placentia Ave. & E. Frontage Rd. (APN 305-060-010). (Applicant: Classic Pacific)*

The Second Reading of Ordinance Number 1206 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2241) AND ZONE CHANGE 06-0102 TO CHANGE THE ZONING DESIGNATION FROM COMMERCIAL COMMUNITY TO BUSINESS PARK OF 10.11 GROSS ACRES OF VACANT LAND LOCATED ON THE SOUTHEAST CORNER OF PLACENTIA AVENUE AND E. FRONTAGE ROAD (APN 305-060-010); AND MAKING FINDINGS IN SUPPORT THEREOF.

*Second Reading of Ordinance Number 1206 approving ND 2241 and ZC 06-0102 to change the zoning designation from CC to BP of 10.11 gross acres of vacant land located on the SE corner of Placentia Ave. & E. Frontage Rd. (APN 305-060-010).*

- D. Adopt Second Reading of Ordinance Number 1207 amending the Downtown Specific Plan with Specific Plan Amendment 05-0203 by adding a new land use district, Village Walk District (VWD), applying the new land use district to Tentative Tract Map 33549 (05-204), and changing the zoning designation of Tentative Tract Map 33549 from R-7 and Light Industrial to MFR-14/Planned Development Overlay Zone

*Adoption of Second Reading of Ordinance Number 1207 amending the Downtown Specific Plan with SPA 05-0203 by adding a new land use district, Village Walk District, applying the new land use district to TTM 33549, and*

located on the northeast corner of Perris Boulevard and Commercial Street. (Applicant: Ion Communities)

*changing the zoning designation of TTM 33549 from R-7 and Light Industrial to MFR-14/Planned Development Overlay Zone located on the NE corner of Perris Blvd & Commercial St. (Applicant: Ion Communities)*

The Second Reading of Ordinance Number 1207 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2232) AND SPECIFIC PLAN AMENDMENT 05-0203 TO AMEND THE DOWNTOWN SPECIFIC PLAN BY ADDING A NEW LAND USE DISTRICT, VILLAGE WALK DISTRICT, APPLYING NEW LAND USE DISTRICT TO TENTATIVE TRACT MAP 33549 (05-0204) FOR A 127-LOT RESIDENTIAL SUBDIVISION, AND CHANGING THE ZONING DESIGNATION OF THE PROJECT SITE FROM R-7 AND LIGHT INDUSTRIAL TO MFR-14/PLANNED DEVELOPMENT OVERLAY ZONE, LOCATED ON THE NORTHEAST CORNER OF PERRIS BOULEVARD AND COMMERCIAL STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Second Reading of Ordinance Number 1207 approving ND 2232 and SPA 05-0203 to amend the Downtown Specific Plan by adding a new land use district, Village Walk District, applying new land use district to TTM 33549 for a 127-lot residential subdivision, and changing the zoning designation of the project site from R-7 and Light Industrial to MFR-14/Planned Development Overlay Zone, located on the NE corner of Perris Blvd. & Commercial St.*

- E. Adopt Second Reading of Ordinance Number 1208 to create a Senior Housing Overlay Zone which will be added to Chapter 19 of the Municipal Code.

*Adoption of Second Reading of Ordinance Number 1208 to create a Senior Housing Overlay Zone which will be added to Chapter 19 of the Municipal Code.*

The Second Reading of Ordinance Number 1208 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2233) AND ORDINANCE AMENDMENT (06-0377) TO CREATE A SENIOR HOUSING OVERLAY ZONE AMENDING CHAPTER 19 OF THE MUNICIPAL CODE, AND MAKING FINDINGS IN SUPPORT THEREOF.

*Second Reading of Ordinance Number 1208 approving ND 2233 and OA 06-0377 to create a Senior Housing Overlay Zone amending Chapter 19 of the Municipal Code.*

- F. Adopt Second Reading of Ordinance Number 1209 regarding ParkWest Specific Plan, located on 534.3 acres south of Nuevo Road, between Dunlap Drive and the Perris Valley Storm Drain. (Applicant: T&B Planning Consultants for Palin Enterprises)

*Adoption of Second Reading of Ordinance Number 1209 regarding ParkWest Specific Plan, located on 534.3 acres south of Nuevo Rd., between Dunlap Dr. and the Perris Valley Storm Drain. (Applicant: T&B Planning Consultants for Palin Enterprises)*

The Second Reading of Ordinance Number 1209 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, TO APPROVE A DEVELOPMENT AGREEMENT WITH PARKWEST ASSOCIATES AND EAST WEST PROPERTIES, SPECIFIC PLAN AMENDMENT 03-0288, AND ZONE CHANGE 03-0290, TO ADJUST THE PLANNING AREAS, LAND USES, CIRCULATION, AND OPEN SPACE PROVISIONS OF THE PLAN AND ALLOW FOR DEVELOPMENT OF 2,027 DWELLING UNITS ON 534 ACRES OF LAND GENERALLY SOUTH OF NUEVO ROAD, BETWEEN THE PERRIS VALLEY STORM DRAIN AND DUNLAP DRIVE AND

*Second Reading of Ordinance Number 1209 to approve a Development Agreement with ParkWest Associates and East West Properties, SPA 03-0288, and ZC 03-0290, to adjust the planning areas, land uses, circulation and open space provisions of the Plan and*

MAKING FINDINGS IN SUPPORT THEREOF.

*allow for development of 2,027 dwelling units on 534 acres of land generally south of Nuevo Rd., between the Perris Valley Storm Drain and Dunlap Dr.*

- G. Adopt Resolution Numbers 3882 through 3884 regarding Initiation of Annual Proceedings for City’s Maintenance Districts (FY 2007/2008), which includes residential tracts and commercial developments throughout the City.

*Adoption of Resolution Numbers 3882 through 3884 regarding Initiation of Annual Proceedings for City’s Maintenance Districts (FY 2007/08), which includes residential tracts and commercial developments throughout the City.*

Resolution Number 3882 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2007/2008 IN THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK; AND ORDERING PREPARATION OF AN ENGINEER’S REPORT.

*Resolution Number 3882 initiating proceedings to levy and collect assessments for FY 2007/08 in MD 84-1 pursuant to the Landscaping and Lighting Act of 1972; appointing the Engineer of Work, and ordering preparation of an Engineer’s Report.*

Resolution Number 3883 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2007/2008 IN THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK; AND ORDERING PREPARATION OF AN ENGINEER’S REPORT.

*Resolution Number 3883 initiating proceedings to levy and collect assessments for FY 2007/08 in LMD-1 pursuant to the Landscaping and Lighting Act of 1972; appointing the Engineer of Work; and ordering preparation of an Engineer’s Report.*

Resolution Number 3884 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENT FOR FISCAL YEAR 2007/2008 IN THE CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; APPOINTING THE ENGINEER OF WORK; AND ORDERING PREPARATION OF AN ENGINEER’S REPORT.

*Resolution Number 3884 initiating proceedings to levy and collect assessment for FY 2007/08 in FCMD-1 pursuant to the Benefit Assessment Act of 1982; appointing the Engineer of Work; and ordering preparation of an Engineer’s Report.*

- H. Adopt Resolution Numbers 3885 through 3887 regarding Annexation of Tract 34073 to Maintenance District No. 84-1, located between San Jacinto Avenue and Osage Road. (Developer: Angel Alvarado)

*Adoption of Resolution Numbers 3885 through 3887 regarding Annexation of Tract 34073 to MD 84-1, located between San Jacinto Ave. and Osage Rd. (Developer: Angel Alvarado)*

Resolution Number 3885 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF

*Resolution Number 3885 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a district map*

PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF TRACT 34073 TO MAINTENANCE DISTRICT NUMBER 84-1.

*indicating the proposed boundaries of an annexation to MD 84-1, and for providing other engineering services in the matter of the Annexation of Tract 34073 to MD 84-1.*

Resolution Number 3886 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF TRACT 34073 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1.

*Resolution Number 3886 of preliminary approval of Engineer's Report for Annexation of Tract 34073 to MD 84-1.*

Resolution Number 3887 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACT 34073 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 10, 2007.

*Resolution Number 3887 declaring intention to order the annexation to MD 84-1, declaring the work to be of more local than ordinary public benefit, specifying the exterior boundaries of the area to be annexed to MD 84-1 and to be assessed the cost and expense thereof; designating said annexation as Annexation of Tract 34073 to MD 84-1; and offering a time and place for hearing objections thereto on April 10, 2007.*

- I. Adopt Resolution Numbers 3888 through 3890 regarding Annexation of Tract 34073 to Landscape Maintenance District No. 1 (LMD-1) located between San Jacinto Avenue and Osage Road. (Developer: Angel Alvarado)

*Adoption of Resolution Number 3888 through 3890 regarding Annexation of Tract 34073 to LMD-1 located between San Jacinto Ave. and Osage Rd. (Developer: Angel Alvarado)*

Resolution Number 3888 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF TRACT 34073 TO BENEFIT ZONE 83, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

*Resolution Number 3888 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a district map indicating the proposed boundaries of an annexation to LMD-1, and for providing other engineering services in the matter of the Annexation of Tract 34073 to BZ 83, LMD-1.*

Resolution Number 3889 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF TRACT 34073 TO BENEFIT ZONE 83, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

*Resolution Number 3889 of preliminary approval of Engineer's Report for Annexation of Tract 34073 to BZ 83, LMD-1.*

Resolution Number 3890 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 83, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 83, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACT 34073 TO BENEFIT ZONE 83, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 10, 2007.

*Resolution Number 3890 declaring intention to order the annexation to BZ 83, LMD-1, declaring the work to be of more local than ordinary public benefit; specifying the exterior boundaries of the area to be annexed to BZ 83, LMD-1 and to be assessed the cost and expense thereof, designating said annexation as Annexation of Tract 34073 to BZ 83, LMD-1; and offering a time and place for hearing objections thereto on April 10, 2007.*

- J. Adopt Resolution Number 3891 regarding Annexation of Tract 34073 to Flood Control Maintenance District No. 1, located between San Jacinto Avenue and Osage Road. (Developer: Angel Alvarado)

*Adoption of Resolution Number 3891 regarding Annexation of Tract 34073 to FCMD-1, located between San Jacinto Ave. and Osage Rd. (Developer: Angel Alvarado)*

Resolution Number 3891 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF TRACT 34073 TO BENEFIT ZONE 58, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 10, 2007.

*Resolution Number 3891 declaring intention to authorize levying assessments upon certain parcels of real property, to order annexation of Tract 34073 to BZ 58, FCMD-1, pursuant to the Benefit Assessment Act of 1982; and offering a time and place for hearing objections thereto on April 10, 2007.*

- K. Adopt Resolution Number 3892 regarding CFD 2001-3 (North Perris Public Safety), Annexation No. 12, annexing Assessor's Parcel Numbers 306-250-004, 306-250-005, 306-250-006, 306-250-007, 306-250-008. The site is bordered on the north by Citrus Avenue, on the south by Sunset Avenue, on the east by Evans Road, and on the west by the Perris Valley Storm Drain. (Owner: Centex Homes, a Nevada General Partnership)

*Adoption of Resolution Number 3892 regarding CFD 2001-3 (North Perris Public Safety), Annexation No. 12, annexing APNs 306-250-004, 306-250-005, 306-250-006, 306-250-007 and 305-250-008. The site is bordered on the north by Citrus Ave., on the south by Sunset Ave., on the east by Evans Rd., and on the west by the Perris Valley Storm Drain. (Owner: Centex Homes, a Nevada General Partnership)*

Resolution Number 3892 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO (ANNEXATION NO. 12).

*Resolution Number 3892 of the City Council, acting as the legislative body of CFD 2001-3 (North Perris Public Safety), declaring its intention to annex certain territory thereto (Annexation No. 12).*

- L. Adopt Resolution Number 3893 approving Purchase and Sale Agreement between the City and Stratford Ranch Investors, LLC, located on Murrieta Road, north of Ramona Expressway and south of Oleander Street. *Adoption of Resolution Number 3893 approving Purchase and Sale Agreement between the City and Stratford Ranch Investors, LLC, located on Murrieta Rd., north of Ramona Expressway and south of Oleander St.*
- Resolution Number 3893 is entitled:
- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING THAT CERTAIN PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF PERRIS AND STRATFORD RANCH INVESTORS, LLP. *Resolution Number 3893 approving that certain Purchase and Sale Agreement by and between the City of Perris and Stratford Ranch Investors, LLP.*
- M. Adopt the 2008 Legislative Agenda. *Adoption of the 2008 Legislative Agenda.*
- N. Approve Purchase Agreement for the southeast corner of San Jacinto and “B” Street and authorize the City Manager or his designee to execute all actions and related purchase documents. *Approval of Purchase Agreement for the SE corner of San Jacinto and “B” St. and authorizing the City Manager or his designee to execute all actions and related purchase documents.*
- O. Approve Contract between Bell Building Maintenance and City of Perris for City-owned public facilities janitorial services. *Approval of Contract between Bell Building Maintenance and City of Perris for City-owned public facilities janitorial services.*
- P. Approve all-way stop review for the intersection of Redlands Avenue and Dale Street. *Approval of all-way stop review for the intersection of Redlands Ave. & Dale St.*
- Q. Approval of Warrants. *Approval of Warrants.*
- Mayor Pro Tem Rogers called for a motion. *Mayor Pro Tem Rogers called for a motion.*
- M/S/C: (Motte/Landers) to approve the Consent Calendar. *Motion to approve the Consent Calendar.*
- AYES: Motte, Rogers, Yarbrough, Landers  
 NOES:  
 ABSENT: Busch  
 ABSTAIN:
- Approved: 4-0-1  
 (Mayor Busch was absent)*

**8. PUBLIC HEARINGS:**

- A. Consideration to adopt Resolution Numbers 3894 through 3896 regarding Annexation of Parcel Map 33266 to the City’s Maintenance Districts, located on the northwest corner of Ethanac Road and Case Road. (Developer: Cahan Perris LLC [68%] and Perris Partners LLC [32%]) *Adoption of Resolution Numbers 3894 through 3896 regarding Annexation of PM 33266 to the City’s Maintenance Districts, located on the NW corner of Ethanac Rd. & Case Rd. (Developer: Cahan Perris LLC [68%] and Perris Partners LLC [32%])*



Resolution Number 3894 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PARCEL MAP 33266 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2006-2007.

*Resolution Number 3794 ordering the work in connection with Annexation of PM 33266 to MD 84-1, giving final approval of the Engineer's Report, and levying the assessment for FY 2006-07.*

Resolution Number 3895 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PARCEL MAP 33266 TO BENEFIT ZONE 80, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2006-2007.

*Resolution Number 3895 ordering the work in connection with Annexation of PM 33266 to BZ 80, LMD-1, giving final approval of the Engineer's Report, and levying the assessment for FY 2006-07.*

Resolution Number 3896 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PARCEL MAP 33266 TO BENEFIT ZONE 56, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2006-2007.

*Resolution Number 3896 ordering the work in connection with Annexation of PM 33266 to BZ 56, FCMD-1, giving final approval of the Engineer's Report, and levying the assessment for FY 2006-07.*

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh turned the presentation over to Roxanne Shepherd, Assessment Engineer, who stated that on December 12<sup>th</sup> the Council had initiated proceedings for the Annexation of Parcel Map 33266 to the City's three Maintenance Districts. She said this was the first phase in the development and retail and office center that would encompass more than 68 acres. Parcel Map 33266 included 34.5 acres and approximately half of the center. Ms. Shepherd said that most of the improvements would be constructed under Phase I. The improvements constructed under Parcel Map 33266 would allow for the development of the future phases of the Center. As designs became finalized, each phase would be annexed into the same benefit zones as Parcel Map 33266; however, until those annexations occurred, the assessments for the three assessment districts would total approximately \$1,037.50 per acre, plus standard inflation factors. It was anticipated that those assessments would decrease when the additional areas were annexed. Staff requested that the Council open the Public Hearing for the annexations. Ms. Shepherd said there were two property owners, and the City Clerk would need to open six ballots.

*City Engineer Motlagh turned the presentation over to Roxanne Shepherd, who stated that on December 12<sup>th</sup> the Council had initiated proceedings for the Annexation of Parcel Map 33266. Assessments for the three districts totaled approximately \$1,037.50 per acre.*

Mayor Pro Tem Rogers opened the Public Hearing.

*Mayor Pro Tem Rogers opened the Public Hearing.*

PUBLIC COMMENT: None

*No Public Comment*

Mayor Pro Tem Rogers closed the Public Hearing.

*Mayor Pro Tem Rogers closed the Public Hearing.*

COUNCIL QUESTIONS AND DISCUSSION: None

*No Council Questions or Discussion*

Mayor Pro Tem Rogers requested that the City Clerk open the ballots.

*Mayor Pro Tem Rogers requested that the City Clerk open the ballots.*

ELECTION

*ELECTION*

City Clerk Haughney read the following ballots regarding the Annexation of Tract 33266:

*City Clerk Haughney read the following ballots regarding the Annexation of Tract 33266:*

Annexation of Parcels 1, 2, 4-16 of Parcel Map 33266 Maintenance District Number 84-1: The ballot was marked "Yes."

*Annexation of Parcels 1,2, 4-16 of PM 33266 to MD 84-1: The ballot was marked "Yes."*

Annexation of Parcels 1, 2, 4-16 of Parcel Map 33266 to Benefit Zone 80, Landscape Maintenance District Number 1: The ballot was marked "Yes."

*Annexation of Parcels 1, 2, 4-16 of PM 33266 to BZ 80, LMD-1: The ballot was marked "Yes."*

Annexation of Parcels 1, 2, 4-16 of Parcel Map 33266 to Benefit Zone 56, Flood Control Maintenance District Number 1: The ballot was marked "Yes."

*Annexation of Parcels 1, 2, 4-16 of PM 33266 to BZ 56, FCMD-1: The ballot was marked "Yes."*

Annexation of Parcel 3 of Parcel Map 33266 to Benefit Zone 80, Landscape Maintenance District No. 1: The ballot was marked "Yes."

*Annexation of Parcel 3 of PM 33266 to BZ 80, LMD-1: The ballot was marked "Yes."*

Annexation of Parcel 3 of Parcel Map 33266 to Benefit Zone 56, FCMD-1: The ballot was marked "Yes."

*Annexation of Parcel 3 of PM 33266 to BZ 56, FCMD-1: The ballot was marked "Yes."*

Annexation of Parcel 3 of Parcel Map 33266 to Maintenance District 84-1: The ballot was marked "Yes."

*Annexation of Parcel 3 of PM 33266 to MD 84-1: The ballot was marked "Yes."*

Mayor Pro Tem Rogers called for a motion.

*Mayor Pro Tem Rogers called for a motion.*

M/S/C: (Landers/Motte) to adopt Resolution Number 3894 ordering the work in connection with the Annexation of Parcel Map 33266 to Maintenance District No. 84-1; Resolution Number 3895 ordering the work in connection with the Annexation of Parcel Map 33266 to Benefit Zone 80, Landscape Maintenance District No. 1; and Resolution Number 3896 ordering the work in connection with the Annexation of Parcel Map 33266 to Benefit Zone 56, Flood Control Maintenance District No. 1.

*Motion to adopt three Resolutions ordering the work in connection with the Annexation of PM 33266: Resolution Number 3894, to MD 84-1; Resolution Number 3895, to BZ 80, LMD-1; and Resolution Number 3896, to BZ 56, FCMD-1.*

AYES: Motte, Rogers, Yarbrough, Landers

*Approved: 4-0-1  
(Mayor Busch was absent)*

NOES:

ABSENT: Busch

ABSTAIN:

B. Consideration to adopt Resolution Number 3897 and introduce First Reading of Ordinance Number 1210 regarding Change of Zone and Development Plan Review (06-0378) for the Sterling Villas Active Seniors Community located on the east side of Murrieta Road just south of Nuevo Road. The Change of Zone proposes to apply the Senior Housing Overlay (SHO) to

*Adoption of Resolution Number 3897 and introduction of First Reading of Ordinance Number 1210 regarding Change of Zone and DPR 06-0378 for the Sterling Villas Active Seniors Com-*

existing underlying zoning on the project site. The Development Plan Review proposes 429 senior housing units and numerous recreational facilities on 18 acres. (Applicant: Gates and Haas Investments, LLC)

*munity located on the east side of Murrieta Rd. just south of Nuevo Rd. The Change of Zone proposes to apply the Senior Housing Overlay to existing underlying zoning on the project site. The DPR proposes 429 senior housing units and numerous recreational facilities on 18 acres. (Applicant: Gates and Haas Investments, LLC)*

Resolution Number 3897 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2234) AND DEVELOPMENT PLAN REVIEW (06-0378) APPROVING THE CONSTRUCTION OF 429 SENIOR HOUSING UNITS ON 18 ACRES LOCATED ON THE EAST SIDE OF MURRIETA ROAD SOUTH OF NUEVO ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

*Resolution Number 3897 approving ND 2234 and DPR 06-0378 approving the construction of 429 senior housing units on 18 acres located on the east side of Murrieta Rd. south of Nuevo Rd.*

First Reading of Proposed Ordinance Number 1210 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2234) AND CHANGE OF ZONE (06-0378) TO APPLY THE SENIOR HOUSING OVERLAY (SHO) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

*First Reading of Ordinance Number 1210 approving ND 2234 and ZC 06-0378 to apply the Senior Housing Overlay (SHO) Zone.*

Introduced by: Richard Belmudez, Acting City Manager  
(William Hoose, Case Planner)

Acting City Manager Belmudez said that Staff was excited to present the Sterling Villas Project to the Council. He recalled that the Council had approved the First Reading of the Senior Housing Overlay Ordinance on January 30<sup>th</sup> and had just approved the Second Reading, allowing several projects, of which this was the first. He then introduced William Hoose to make the presentation.

*Mr. Belmudez said that Staff was excited about presenting the Sterling Villas Project, the first to be able to use the Senior Housing Overlay. He then turned the presentation over to William Hoose.*

Mr. Hoose explained that this project was an active senior community, and the Senior Housing Overlay had been applied to the existing zone. The project, located on the east side of Murrieta, south of Nuevo Road, adjacent to the Perris Valley Storm Drain, was a gated community with 429 housing units on 18 acres. He noted it was a three-story development with a clubhouse and numerous recreational amenities and five different unit types of various sizes and room count. All of the buildings would be built around a central courtyard area where many of the amenities would be located. At the Planning Commission meeting on February 7<sup>th</sup>, the Commission had made some changes, which Mr. Hoose briefly summarized. The Planning Commission had recommended that the Council adopt the Ordinance approving a Change of Zone and adopt a Resolution approving Development Plan Review 06-0378 and Negative Declaration 2234.

*Mr. Hoose said the Senior Housing Overlay had been applied to the existing zone, and this was a gated community with 429 housing units on 18 acres. Mr. Hoose gave a brief summary of the project. The Planning Commission's recommendation was to adopt the Ordinance approving a Change of Zone and adopt a Resolution approving DPR 06-0378 and ND 2234.*

Mayor Pro Tem Rogers opened Public Comment.

*Mayor Pro Tem Rogers opened Public Comment.*

PUBLIC COMMENT:

*Public Comment*

Doug McAllister, representing the project, said he was there to answer any questions the Council might have, but primarily he was present to congratulate the City on the Senior Housing Overlay, which was groundbreaking – something that hadn't been done before. He commended the City on its vision for the senior population, saying it was exemplary and that the Staff had done a wonderful job.

*Doug McAllister, representing the project, commended the City on its forward vision in caring for the needs of the senior population.*

Mayor Pro Tem Rogers closed Public Comment.

*Mayor Pro Tem Rogers closed Public Comment.*

#### COUNCIL QUESTIONS AND DISCUSSION:

#### *Council Questions/Discussion*

Councilmember Landers revealed that Mr. McAllister was also the Mayor of the City of Murrieta and thanked him for bringing such a good project to the City of Perris.

*Councilmember Landers identified Mr. McAllister as the Mayor of the City of Murrieta and thanked him for bringing such a good project to the City of Perris.*

Councilmember Yarbrough said they were hoping that ultimately there would be access to the Perris Valley Channel. He asked if that had been considered or included in the planning of the project by providing walkways and bikeways. Mr. Belmudez said there was no specific link to the Channel, but that it would be a great idea and something they could add.

*Councilmember Yarbrough asked if they had considered walkways and bikeways to the Perris Valley Channel, which they hoped would ultimately be accessible.*

Councilmember Motte asked if there was a commercial aspect to this development. Mr. McAllister said it is important for a senior development to be in proximity to commercial projects. He said there was a commercial project they were considering as well.

*Councilmember Motte asked if there was a commercial aspect to this development. Mr. McAllister said there was.*

Mayor Pro Tem Rogers called for a motion.

*Mayor Pro Tem Rogers called for a motion.*

M/S/C: (Landers/Yarbrough) to approve Resolution Number 3897 approving Negative Declaration 2234 and Development Plan Review 06-0378 approving the construction of 429 senior housing units on 18 acres located on the east side of Murrieta Road south of Nuevo Road, and making findings thereof; and to approve the First Reading of Ordinance Number 1210 approving Negative Declaration 2234 and Change of Zone 06-0378 to apply the Senior Housing Overlay, and making findings in support thereof.

*Motion to approve Resolution Number 3897 approving ND 2234 and DPR 06-0378 approving the construction of 429 senior housing units on 18 acres located on the east side of Murrieta Rd. south of Nuevo Road, and making findings thereof; and to approve the First Reading of Ordinance Number 1210 approving ND 2234 and Change of Zone 06-0378 to apply the Senior Housing Overlay, and making findings in support thereof.*

AYES: Landers, Motte, Rogers, Yarbrough

NOES:

ABSENT: Busch

ABSTAIN:

*Approved: 4-0-1  
(Mayor Busch was absent)*

**9. BUSINESS ITEMS: (not requiring a “Public Hearing”):**

**A. Receive and file the 10 Year Financial Plan.**

*Receiving and filing the 10 Year Financial Plan.*

Introduced by: Ron Carr, Finance Director

Director Carr explained that in the coming weeks and months the Council would be having various discussions that would have financial implications. One of the tools he wished to present was the 10 Year Financial Plan, which he hoped the Council would find useful in those discussions. Mr. Carr briefly described the City’s present financial condition. He said he felt the City was in good financial shape, but he wanted to go over some guidelines taken from a League of California Cities publication:

*Mr. Carr was presenting the 10 Year Financial Plan to aid the Council in the upcoming financial discussions.*

- ◆ Are present revenues keeping up with inflation? He said the City of Perris was in good shape as far as this item was concerned.
- ◆ Are revenues keeping up with expenditures? The City had had a General Fund surplus since 2002, so it passed this guideline as well.
- ◆ How volatile are revenues in response to economic changes? The present major economic change was the housing slowdown. It had had an impact on the City’s revenues; not catastrophic, but noticeable. Mr. Carr said he had given the City a partial checkmark for this, as it was difficult to separate the overall economy from the City’s.
- ◆ Are City revenues vulnerable to state and federal government action? Mr. Carr said they had seen quite a few government actions over the past few years, but over all, the government actions had not had a noticeable impact on the City’s operation.
- ◆ Is the level and composition of debt reasonable? He said this was check-marked as well.
- ◆ Are fees and charges covering the cost of service? For the first time in a long time, the water and sewer funds were covering their operating costs, but they were not yet covering depreciation.
- ◆ Are one-time revenues used for ongoing operations? As revenues had spiked over the past few years, expenditures had gradually risen on a sustainable basis, but had not spiked.

*Guidelines to determine a City’s financial shape*

Mr. Carr said that, given the answers to these seven questions, it appeared that there was enough evidence to say that the City was in good financial shape.

*There was enough evidence to say that the City of Perris was in good financial shape.*

An important tool in developing the ten year forecast was the comprehensive financial model, which attempted to capture the interrelationship between the City’s numerous sources of revenue and expenditure.

*Comprehensive financial model*

Mr. Carr said there were 10 key financial issues facing the City:

*10 Key Financial Issues Facing the City of Perris*

- ◆ The State of California budget
- ◆ VLF – Property Tax Swap
- ◆ Ballot Measures
- ◆ Proposition 1A (2006) Transportation Funds
- ◆ Proposition 90 – Government Acquisition of Private Property
- ◆ AB 2987 – Franchise Fees
- ◆ Retiree Healthcare Costs
- ◆ Growth
- ◆ Proposition 1B (2006) Infrastructure Bonds
- ◆ Federal Funding

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION:

*Council Questions/Discussion*

Councilmember Yarbrough asked Mr. Carr to elaborate on Proposition 1B regarding the Infrastructure Plan. Mr. Carr said the Infrastructure Plan was a \$20 billion state bond that was being issued in phases. As part of the issue, cities would get an allocation to be used for transportation projects. The initial projections were that the City of Perris would get \$1.5 million over the next four years under this Infrastructure Plan. Mr. Yarbrough asked if that was above and beyond TUMF and other programs, and if there were restrictions to it. Mr. Carr said at the present time there were no restrictions.

*In response to Councilmember Yarbrough's question, Mr. Carr explained Proposition 1B, a state bond whereby cities would get an allocation to be used for transportation projects.*

Mr. Yarbrough asked City Engineer Motlagh what could be done with \$1.5 million. Mr. Motlagh said pavement rehabilitation could be done; however, this amount would be spread over four years; it would not be a lump sum. Mr. Yarbrough asked if the City could spend funds and then get reimbursed for projects. Mr. Motlagh said he would have to look into that.

*Mr. Yarbrough asked City Engineer Motlagh what could be done with \$1.5 million. Mr. Motlagh said pavement rehabilitation could be done. Mr. Yarbrough had a question about fronting funds for projects and then getting reimbursed.*

Acting City Manager Belmudez said that he and the City Engineer had recently met with a potential lobbyist and that they intend to bring forward a contract with him at the next meeting. This would give the City a better position at the State level for these projects.

*Mr. Belmudez said that he and Mr. Motlagh had recently met with a potential lobbyist and that they intended to bring forward a contract with him at the next meeting, which would give the City a better position at the State level for projects.*

Councilmember Landers asked Director Carr if at the next meeting he could do a study on the Water Company. Mr. Carr said they would actually be bringing a rate increase to the Council at the next meeting.

*Councilmember Landers asked for a study on the Water Company. Mr. Carr said they would be bringing a rate increase to the Council at the next meeting.*

Councilmember Motte asked if he thought having a leaner Staff than in previous years might be a factor in the City's being in such good financial shape. He wondered how the City's revenues versus labor costs compared with those of other cities.

*Councilmember Motte had a question regarding the relationship between the number of Staff and the financial stability of the City.*

Mayor Pro Tem Rogers asked if the retiree health care costs could be pre-funded. Mr. Carr said they could be. Ms. Rogers asked about the checkmark rating that Mr. Carr had given the City because of the housing slowdown. She asked if the City had seen a major decrease in building permits and revenue. Mr. Carr said they had certainly noticed a decrease in dollars. Ms. Rogers asked if they expected that to spike again after summer. Mr. Carr said he hoped the City was in the recovery stage of the housing market.

*Mayor Pro Tem Rogers asked about pre-funding retiree health care costs. She also asked if the City had seen a major decrease in building permits and revenue. Mr. Carr said they had certainly noticed a decrease in dollars. Ms. Rogers asked if they expected that to spike again. Mr. Carr said he hoped the City was in the recovery stage of the housing market.*

M/S/C: (Landers/Motte) to receive and file the 10 Year Financial Plan.

*Motion to receive and file the 10 Year Financial Plan.*

AYES: Landers, Motte, Rogers, Yarbrough  
NOES:  
ABSENT: Busch  
ABSTAIN:

*Approved: 4-0-1  
(Mayor Busch was absent)*

**10. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

- A. John Lyons had concerns about speed on Highway 74.
- B. Bob Wallister, Villages of Avalon resident, had a question regarding retail development in the City, especially retail stores and restaurants. He was also concerned about the lack of medical facilities. He didn't feel there was enough retail development to keep pace with the residential development.
- C. Catherine Fields was concerned about many trucks being parked and trash being dumped along Ramona Expressway.
- D. Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on future community events.

*John Lyons had concerns about speed on Hwy. 74.*

*Bob Wallister, Villages of Avalon resident, was concerned that retail development was not keeping pace with residential growth.*

*Catherine Fields was concerned about trucks being parked and trash being dumped along Ramona Expressway.*

*Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on future community events.*

**11. COUNCIL COMMUNICATIONS:**

- A. Councilmember Yarbrough said he would be surprised if the Public Safety Commission didn't make the speed on Highway 74 a priority.
- B. Councilmember Landers congratulated the Commissioners and said he felt confident that they had very good people in those positions. He appreciated their coming out and making a difference in the community.
- C. Councilmember Motte also expressed his confidence in the Commissioners.
- D. Mayor Pro Tem Rogers said the City was certainly blessed to have five Public Safety Commissioners who came back for a second term.

*Councilmember Yarbrough said he would be surprised if the Public Safety Commission didn't make the speed on Highway 74 a priority.*

*Councilmember Landers congratulated the Commissioners and was confident they had very good people in those positions.*

*Councilmember Motte also expressed his confidence in the Commissioners.*

*Mayor Pro Tem Rogers said the City was certainly blessed to have five Public Safety Commissioners who came back for a second term.*

Ms. Rogers also commented on the Faith & Justice Summit on February 15<sup>th</sup> in Redlands. She said a contingency of pastors from the Perris area, as well as members of the Perris Chapter of Cops & Clergy, would be there to support the Summit.

*Ms. Rogers commented on the Faith & Justice Summit on February 15<sup>th</sup> in Redlands.*

Ms. Rogers reported that there had recently been a contingency in the Inland Empire from Centers of Academic Excellence, including people from leading universities, who had come together regarding youth violence.

*Ms. Rogers reported that there had recently been a contingency in the Inland Empire from Centers of Academic Excellence, including people from leading*

*universities. The gathering was concerning youth violence.*

E. Councilmember Yarbrough requested an agenda item regarding mobile home park issues. He asked to have a workshop scheduled to discuss this. Councilmember Motte said he would like to see a presentation by an economist regarding rent control.

*Councilmember Yarbrough asked to have a workshop scheduled to discuss mobile home park issues. Councilmember Motte said he would like to see a presentation by an economist regarding rent control.*

F. Mayor Pro Tem Rogers said the Perris Community Partnership would be having its first Strategic Planning Work Session on the 17<sup>th</sup>.

*Mayor Pro Tem Rogers announced the upcoming Perris Community Partnership Strategic Planning Work Session.*

**12. CITY MANAGER'S REPORT:**

Acting City Manager Belmudez announced the March 17<sup>th</sup> Grand Opening of Skydive Park.

*Acting City Manager Belmudez announced the March 17<sup>th</sup> Grand Opening of Skydive Park.*

Mr. Belmudez echoed Mr. Stuart's announcement about the Chamber of Commerce's mixer. This was of particular interest to the City as this was the first business park built under the new guidelines, and they were very proud of the way it turned out.

*Mr. Belmudez commented on the Chamber's mixer at the business park.*

**13. CLOSED SESSION:**

City Attorney Dunn stated that the Council, in its capacity as Redevelopment Board, would be adjourning to Closed Session to confer with Real Property Negotiators. He said they would be seeking direction from the Board, but would not be taking any reportable action. The Council was adjourned to Closed Session at 7:33 p.m.

*City Attorney Dunn stated the purpose for the Closed Session. The Council was adjourned to Closed Session at 7:33 p.m.*

A. Conference with Real Property Negotiators – Government Code Section 54956.8  
Property located at the southwest corner of Mountain Avenue and Goetz Road, under negotiation regarding price and terms of payment.

*Conference with Real Property Negotiators – Government Code Section 54956.8*

The City Council reconvened in Open Session at 8:20 p.m. to report on Closed Session matters.

*The Council reconvened in Open Session at 8:20 p.m. to report on Closed Session matters.*

On Agenda Item 13.A., the Council met with its real property negotiator to discuss price and terms of payment for the real property located at the Southwest corner of Mountain Avenue and Goetz Road. Direction was given to the real property negotiator, but no reportable action was taken.

*On Agenda Item 13.A., the Council conferred with its real property negotiator. Direction was given to the negotiator, but no reportable action was taken.*



**14. ADJOURNMENT:**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 8:25 p.m.

*8:25 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned.*

Respectfully submitted,

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Judy L. Haughney, City Clerk