

CITY OF PERRIS

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

Date of Meeting: 27 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.

6:12 p.m. Called to Order

2. ROLL CALL:

Council Members Present: Rogers, Yarbrough, Landers, Motte, Busch

All Council Members present

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, Interim Planning Manager Eckhardt, Community Services Manager Carter, Building Official Avila, Human Resources & Risk Manager Lugo, Police Chief Kestell, and City Clerk Haughney.

Staff Members Present

3. INVOCATION:

Reverend Capers
Faith Baptist Church
PO Box 1399
Perris, CA 92570

Reverend Capers led the Invocation.

4. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Rogers led the Pledge of Allegiance.

Mayor Pro Tem Rogers led the Pledge of Allegiance.

5. PRESENTATIONS/ANNOUNCEMENTS:

None.

No Presentations/Announcements

6. APPROVAL OF MINUTES:

- A. Approval of the Minutes of the Regular Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held February 13, 2007.

Approval of Minutes of the Regular Joint Meeting of the City Council, RDA, PPFA and PPUA held February 13, 2007.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Yarbrough/Rogers) to approve the Minutes of the Regular Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held February 13, 2007, as presented.

Motion to approve the Minutes of the Regular Joint Meeting of the City Council, RDA, PPFA and PPUA held February 13, 2007.

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

*Approved: 4-0-1
(Mayor Busch abstained, as he had not attended the meeting)*

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment

- A. Adopt Second Reading of Ordinance Number 1210 regarding Zone Change 06-0378 to amend the City's Zoning Map by applying the Senior Housing Overlay (SHO) on 18 acres located on the east side of Murrieta Road, just south of Nuevo Road. (Applicant: Gates and Haas Investments, LLC)

Adoption of Second Reading of Ordinance Number 1210 regarding ZC 06-0378 to amend the City's Zoning Map by applying the Senior Housing Overlay on 18 acres located on the east side of Murrieta Rd., south of Nuevo Rd. (Applicant: Gates and Haas Investments, LLC)

The Second Reading of 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.

Second Reading of Ordinance Number 1210 approving ND 2234 and ZC 06-0378 to apply the Senior Housing Overlay Zone.

- B. Adopt Resolution Numbers 3898 through 3900 regarding Annexation of DPR 05-0279 to Maintenance District No. 84-1, located on the northwest corner of Tomahawk Road and Indian Circle. (Developer: Hakam Othman)

Adoption of Resolution Numbers 3898 through 3900 regarding Annexation of DPR 05-0279 to MD 84-1, located on the NW corner of Tomahawk Rd. & Indian Circle. (Developer: Hakam Othman)

Resolution Number 3898 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 MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 05-0279 TO MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3898 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a District map indicating the proposed boundaries of an annexation to MD 84-1, and for providing other engineering services in

the matter of the Annexation of DPR 05-0279 to MD 84-1.

Resolution Number 3899 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 DPR 05-0279 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3899 of preliminary approval of Engineer's Report for Annexation of DPR 05-0279 to MD 84-1.

Resolution Number 3900 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 DPR 05-0279 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 24, 2007.

Resolution Number 3900 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 DPR 05-0297 to MD 84-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- C. Adopt Resolution Number 3901 regarding Annexation of DPR 05-0279 to Flood Control Maintenance District No. 1, located on the northwest corner of Tomahawk Road and Indian Circle. (Developer: Hakam Othman)

Adoption of Resolution Number 3901 regarding Annexation of DPR 05-0279 to FCMD-1, located on the NW corner of Tomahawk Rd. & Indian Circle. (Developer: Hakam Othman)

Resolution Number 3901 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 DPR 05-0279 TO BENEFIT ZONE 59, 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 24, 2007.

Resolution Number 3901 declaring intention to authorize levying assessment upon certain parcels of real property, to order Annexation of DPR 05-0279 to BZ 59, FCMD-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- D. Adopt Resolution Numbers 3902 through 3904 regarding Annexation of DPR 04-0314 to Maintenance District No. 84-1, located north of Nuevo Road and approximately 350 feet east of Wilson Avenue. (Developer: Perris Garden LLC)

Adoption of Resolution Numbers 3902 through 3904 regarding Annexation of DPR 04-0314 to MD 84-1, located north of Nuevo Rd. and approximately 350 east of Wilson Ave. (Developer: Perris Garden LLC)

Resolution Number 3902 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 3902 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a District map indicating the proposed

PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 04-0314 TO MAINTENANCE DISTRICT NUMBER 84-1.

boundaries of an annexation to MD 84-1, and for providing other engineering services in the matter of the Annexation of DPR 04-0314 to MD 84-1.

Resolution Number 3903 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 DPR 04-0314 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3903 of preliminary approval of Engineer's Report for Annexation of DPR 04-0314 to MD 84-1.

Resolution Number 3904 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 DPR 04-0314 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 24, 2007.

Resolution Number 3904 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 DPR 04-0314 to MD 84-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- E. Adopt Resolution Numbers 3905 through 3907 regarding Annexation of DPR 04-0314 to Landscape Maintenance District No. 1 (LMD-1), located north of Nuevo Road and approximately 350 feet east of Wilson Avenue. (Developer: Perris Garden LLC)

Adoption of Resolution Numbers 3905 through 3907 regarding Annexation of DPR 04-0314 to LMD-1, located north of Nuevo Rd. and east of Wilson Ave. (Developer: Perris Garden LLC)

Resolution Number 3905 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 DPR 04-0314 TO BENEFIT ZONE 76, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

Resolution Number 3905 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 DPR 04-0314 to BZ 76, LMD-1.

Resolution Number 3906 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 DPR 04-0314 TO BENEFIT ZONE 76, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

Resolution Number 3906 of preliminary approval of Engineer's Report for Annexation of DPR 04-0314 to BZ 76, LMD-1.

Resolution Number 3907 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 76, 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 76, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 04-0314 TO BENEFIT ZONE 76, 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 24, 2007.

Resolution Number 3907 declaring intention to order the annexation to BZ 76, 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 76, LMD-1 and to be assessed the cost and expense thereof; designating said annexation as Annexation of DPR 04-0314 to BZ 76, LMD-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- F. Adopt Resolution Number 3908 regarding Annexation of DPR 04-0314 to Flood Control Maintenance District No. 1, located north of Nuevo Road and approximately 350 feet east of Wilson Avenue. (Developer: Perris Garden LLC)

Adoption of Resolution Number 3908 regarding Annexation of DPR 04-0314 to FCMD-1, located north of Nuevo Rd. and east of Wilson Ave. (Developer: Perris Garden LLC)

Resolution Number 3908 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 DPR 04-0314 TO BENEFIT ZONE 60, 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 24, 2007.

Resolution Number 3908 declaring intention to authorize levying assessments upon certain parcels of real property, to order Annexation of DPR 04-0314 to BZ 60, FCMD-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- G. Adopt Resolution Numbers 3909 through 3911 regarding Annexation of DPR 06-0059 to Maintenance District No. 84-1, located south of Oleander Avenue and approximately 700 feet west of Indian Avenue. (Developer: Interinsurance Exchange of the Automobile Club)

Adoption of Resolution Numbers 3909 through 3911 regarding Annexation of DPR 06-0059 to MD 84-1, located south of Oleander Ave. and approximately 700 ft. west of Indian Ave. (Developer: Interinsurance Exchange of the Automobile Club)

Resolution Number 3909 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 MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 06-0059 TO MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3909 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a District map indicating the proposed boundaries of an annexation to MD 84-1, and for providing other engineering services in the matter of the Annexation of DPR 06-0059 to MD 84-1.

Resolution Number 3910 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF

Resolution Number 3910 of preliminary approval of

PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 06-0059 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1.

Engineer's Report for Annexation of DPR 06-0059 to MD 84-1.

Resolution Number 3911 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 DPR 06-0059 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 24, 2007.

Resolution Number 3911 declaring intention to order the annexation of 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 DPR 06-0059 to MD 84-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- H. Adopt Resolution Numbers 3912 through 3914 regarding Annexation of Parcel Map 33759 to Maintenance District No. 84-1, located south of Morgan Street between I-215 and Webster Avenue. (Developer: CBC 1, LP)

Adoption of Resolution Numbers 3912 through 3914 regarding Annexation of PM 33759 to MD 84-1, located south of Morgan St. between I-215 and Webster Ave. (Developer: CBC 1, LP)

Resolution Number 3912 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 MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF PARCEL MAP 33759 TO MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3912 initiating proceedings, appointing the Engineer of Work, ordering the preparation of a District map indicating the proposed boundaries of an annexation to MD 84-1, and for providing other engineering services in the matter of the Annexation of PM 33759 to MD 84-1.

Resolution Number 3913 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 PARCEL MAP 33759 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1.

Resolution Number 3913 of preliminary approval of Engineer's Report for Annexation of PM 33759 to MD 84-1.

Resolution Number 3914 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 PARCEL MAP 33759 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

Resolution Number 3914 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 PM 33759 to MD 84-

TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 24, 2007.

1; and offering a time and place for hearing objections thereto on April 24, 2007.

- I. Adopt Resolution Numbers 3915 through 3917 regarding Annexation of Parcel Map 33759 to Landscape Maintenance District No. 1 (LMD-1), located south of Morgan Street between I-215 and Webster Avenue. (Developer: CBC 1, LP)

Adoption of Resolution Numbers 3915 through 3917 regarding Annexation of PM 33759 to LMD-1, located south of Morgan St. between I-215 and Webster Ave. (Developer: CBC 1, LP)

Resolution Number 3915 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 PARCEL MAP 33759 TO BENEFIT ZONE 82, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

Resolution Number 3915 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 PM 33759 to LMD-1.

Resolution Number 3916 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 PARCEL MAP 33759 TO BENEFIT ZONE 82, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1.

Resolution Number 3916 of preliminary approval of Engineer's Report for Annexation of PM 33759 to BZ 82, LMD-1.

Resolution Number 3917 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 82, 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 82, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 33759 TO BENEFIT ZONE 82, 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 24, 2007.

Resolution Number 3917 declaring intention to order the annexation to BZ 82, 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 82, LMD-1 and to be assessed the cost and expense thereof; designating said annexation as Annexation of PM 33759 to BZ 82, LMD-1; and offering a time and place for hearing objections thereto on April 24, 2007.

- J. Adopt traffic report prepared by RK Engineering dated February 7, 2007, regarding Hollowood Court and Mildred Street All-Way Stop and authorize Staff to install signage and perform other improvements recommended in report.

Adoption of traffic report prepared by RK Engineering dated February 7, 2007, regarding Hollowood Court and Mildred St. All-Way Stop, and authorizing of Staff to install signage and perform other improvements recommended in report.

- K. Adopt traffic report prepared by RK Engineering dated February 9, 2007, regarding Redlands Avenue at Mildred Street All-Way Stop, and authorize Staff to install signage and other

Adoption of traffic report by RK Engineering dated February 9, 2007, regarding

improvements as recommended in the report.

Redlands Ave. at Mildred St. All-Way Stop and authorizing of Staff to install signage and other improvements as recommended in the report.

- L. Authorize the City Manager to execute a Contract Services Agreement for professional services in conducting a comprehensive Classification, Compensation and Organizational Study for the City of Perris.

Authorizing of City Manager to execute a Contract Services Agreement for professional services in conducting a comprehensive Classification, Compensation and Organizational Study for the City of Perris.

- M. Approve the amendment to the 32nd Year 2006-2007 Community Development Block Grant (CDBG) Supplement Agreement and authorize the City Manager to execute the agreement.

Approval of the amendment to the 32nd Year 2006-07 CDBG Supplement Agreement and authorizing of the City Manager to execute the agreement.

- N. Approve Final Tract Map 33720 (FTM 06-0008), consisting of subdividing an 11.9-acre site into 57 residential lots, located on the southeast corner of Sunset Avenue and Evans Road. (Applicant: Kathy M. Freeman, Meritage Homes)

Approval of FTM 33720, consisting of subdividing an 11.9-acre site into 57 residential lots, located on the SE corner of Sunset Ave. & Evans Rd. (Applicant: Kathy M. Freeman, Meritage Homes)

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve the Consent Calendar.

Motion to approve the Consent Calendar.

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

Approved: 5-0

8. PUBLIC HEARINGS:

- A. Consideration to adopt Resolution Numbers 3918 through 3921 and introduce First Reading of Ordinance Number 1211 regarding CFD No. 2006-2 (Monument Park Estates) to approve Joint Community Facilities Agreement with EMWD, Acquisition and Funding Agreement, Form District, Election to Authorize Special Tax and Bonds. Property is located at the northwest corner of Ethanac and Goetz Roads. (Owner: Monument Park LLC, Tract Nos. 31926-1 and -2; Assessor Parcel Numbers 330-130-028 through 330-130-037).

Adoption of Resolution Numbers 3818 through 3821 and introduction of First Reading of Ordinance Number 1211 regarding CFD 2006-2 (Monument Park Estates) to approve Joint Community Facilities Agreement with EMWD, Acquisition & Funding Agreement, Form District, Election to Authorize Special Tax & Bonds. Property is located at the NW corner of Ethanac & Goetz Roads. (Owner: Monument Park LLC, Tract No 31926-1 and -2; APNs 330-130-028 through 330-130-037)

Resolution Number 3918 is entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF A JOINT COMMUNITY FACILITIES AGREEMENT AND AN ACQUISITION AND FUNDING AGREEMENT IN CONNECTION WITH THE FORMATION OF COMMUNITY FACILITIES DISTRICT 2006-2 (MONUMENT PARK ESTATES); AND MAKING FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH.

Resolution Number 3918 approving and authorizing execution of a Joint Community Facilities Agreement and an Acquisition and Funding Agreement in connection with the formation of CFD 2006-2 (Monument Park Estates).

Resolution Number 3919 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MONUMENT PARK ESTATES) OF THE CITY OF PERRIS; AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MONUMENT PARK ESTATES) OF THE CITY OF PERRIS; ESTABLISHING AN APPROPRIATIONS LIMIT; AND TAKING CERTAIN OTHER ACTIONS RELATING TO SAID DISTRICT.

Resolution Number 3919 determining the validity of prior proceedings, establishing CFD 2006-2 (Monument Park Estates); authorizing the levy of a special tax within CFD 2006-2; establishing an appropriations limit; and taking certain other actions relating to said District.

Resolution Number 3920 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MONUMENT PARK ESTATES) OF THE CITY OF PERRIS; DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$16,000,000 WITHIN SAID DISTRICT; AND CALLING A SPECIAL ELECTION.

Resolution Number 3920 of the City Council acting in its capacity as the legislative body of CFD 2006-2 (Monument Park Estates); determining the necessity to incur bonded indebtedness in an amount not to exceed \$16 million within said District; and calling a Special Election.

Resolution Number 3921 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MONUMENT PARK ESTATES) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT, THE ISSUANCE OF BONDED INDEBTEDNESS AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT.

Resolution Number 3921 of the City Council, acting in its capacity as the legislative body of CFD 2006-2 (Monument Park Estates), declaring the results of a Special Election relating to the levy of a special tax within said District, the issuance of bonded indebtedness and the establishment of an appropriations limit.

The First Reading Proposed Ordinance Number 1211 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MONUMENT PARK ESTATES) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT.

First Reading of Proposed Ordinance Number 1211 of the City Council, acting in its capacity as the legislative body of CFD 2006-2 (Monument Park Estates), authorizing the levy of a special tax within said District.

Introduced by: Eric Dunn, City Attorney

City Attorney Dunn turned the proceedings over to Bond Counsel Anita Luck, who explained that this was the hearing related to CFD 2006-2 (Monument Park Estates). She noted that the developer was Classic Pacific and the owner was Monument Park, LLC. She stated that on January 9th the Council had adopted a Resolution of Intention to form the District and set the Public Hearing for this date. She said the bonds would fund fees and facilities as described on the report, and the Acquisition Agreement and Joint Community Facilities Agreement would also be submitted for approval. Fees and items to be financed would be EMWD Capacity Fees, City Fees and MSCHP fees, and improvements like a lift station, street improvements and other improvements. Ms. Luck said the CFD had 337 residential units, and noted that following the Public Hearing, the District would hold an election on a special tax and authorize the bonded indebtedness. She said the CFD bonds would not be issued at this time, but the Council would be asked to authorize the bonds when the CFD was ready.

City Attorney Dunn turned the proceedings over to Bond Counsel Anita Luck.

Mayor Busch opened the Public Hearing.

Mayor Busch opened the Public Hearing.

PUBLIC COMMENT: None

No Public Comment

Mayor Busch closed the Public Hearing and asked Ms. Luck to read the Resolution.

Mayor Busch closed the Public Hearing and asked Ms. Luck to read the Resolution.

Bond Counsel Luck read Resolution Number 3918.

Bond Counsel Luck read Resolution Number 3918.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve Resolution Number 3918.

Motion to approve Resolution Number 3918.

AYES: Rogers, Yarbrough, Landers, Motte, Busch

Approved: 5-0

NOES:

ABSENT:

ABSTAIN:

Bond Counsel Luck read Resolution Number 3919.

Bond Counsel Luck read Resolution Number 3919.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve Resolution Number 3919.

Motion to approve Resolution Number 3919.

AYES: Rogers, Yarbrough, Landers, Motte, Busch

Approved: 5-0

NOES:

ABSENT:

ABSTAIN:

Ms. Luck read Resolution Number 3920.

Ms. Luck read Resolution Number 3920.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve Resolution Number 3920.

Motion to approve Resolution Number 3920.

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

Approved: 5-0

It was requested that the City Clerk open the ballot.

It was requested that the City Clerk open the ballot.

ELECTION

ELECTION

City Clerk Haughney read the following ballot:

City Clerk Haughney read the following ballot:

Community Facilities District No. 2006-2 (Monument Park Estates) City of Perris Special Tax and Appropriations Limit Election (Monument Park, LLC): The ballot was marked "Yes."

CFD 2006-2 (Monument Park Estates) Special Tax and Appropriations Limit Election (Monument Park, LLC): The ballot was marked "Yes."

Ms. Luck read Resolution Number 3921.

Ms. Luck read Resolution Number 3921.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve Resolution Number 3921.

Motion to approve Resolution Number 3921.

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

Approved: 5-0

Ms. Luck read the Proposed Ordinance Number 1211.

Ms. Luck read Proposed Ordinance Number 1211.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Motte) to approve the First Reading of Proposed Ordinance Number 1211.

Motion to approve the First Reading of Proposed Ordinance Number 1211.

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

Approved: 5-0

B. Consideration to adopt Resolution Numbers 3922 and 3923 and introduce the First Reading of Ordinance Number 1212 regarding Annexation No. 1 to South Perris Public Services CFD. Monument Park Estates is located at the northwest corner of Ethanac Road and Goetz Road. Classic Pacific Business Park is located east of the I-215 Hwy., north of Ethanac Road, south of Watson Road, and is bounded on the east by Trumble Road. (Property Owners: 215 Business Park, LLC, Monument Park, LLC.)

Adoption of Resolution Numbers 3922 and 3923 and introduction of the First Reading of Ordinance Number 1212 regarding Annexation No. 1 to South Perris Public Services CFD. Monument Park Estates is located at the NW corner of Ethanac Rd. & Goetz Rd. Classic Pacific Business Park is located east of the I-215 Hwy., north of Ethanac Rd., south of Watson Rd., and is bounded on the east by Trumble Rd. (Property Owners: 215 Business Park, LLC; Monument Park, LLC)

Resolution Number 3922 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1-S (SOUTH PERRIS PUBLIC SERVICES), CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 1 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 1.

Resolution Number 3922 of the City Council, acting as the legislative body of CFD 1-S (South Perris Public Services), calling a Special Election to submit to the qualified electors within proposed Annexation No. 1 the question of annexing such territory and levying of a special tax within the area of proposed Annexation No. 1.

Resolution Number 3923 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1-S (SOUTH PERRIS PUBLIC SERVICES), DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 1 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 1 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN.

Resolution Number 3923 of the City Council, acting as the legislative body of CFD 1-S (South Perris Public Services), declaring the results of a Special Election relating to Annexation No. 1 and ordering the annexation of such territory, the levying of a special tax within the area of Annexation No. 1, and directing the recording of a Notice of Special Tax Lien.

First Reading of Proposed Ordinance Number 1212 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1-S (SOUTH PERRIS PUBLIC SERVICES), AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN ANNEXATION NO. 1 TO SAID DISTRICT.

First Reading of Ordinance Number 1212 of the Council, acting in its capacity as the legislative body of CFD 1-S (South Perris Public Services), authorizing the levy of a special tax within Annexation No. 1 to said District.

Introduced by: Eric Dunn, City Attorney
(Anita Luck, Bond Counsel)

City Attorney Dunn turned the proceedings over to Ms. Luck, noting that this item included annexing the property that had just been annexed to CFD 2006-2 (Monument Park Estates), to CFD 1-S (South Perris Public

City Attorney Dunn turned the proceedings over to Ms. Luck, noting that the same property that had just been annexed to

Services) as well. Ms. Luck added that it would also include some additional property (215 Business Park, LLC).

CFD 2006-2 was now being annexed to CFD 1-S.

Mayor Busch opened the Public Hearing.

Mayor Busch opened the Public Hearing.

PUBLIC COMMENT: None

No Public Comment

Mayor Busch closed the Public Comment.

Mayor Busch closed the Public Comment.

Ms. Luck read Resolution Number 3922.

Ms. Luck read Resolution Number 3922.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Yarbrough) to adopt Resolution Number 3922.

Motion to adopt Resolution Number 3922.

AYES: Motte, Rogers, Yarbrough, Landers, Busch

Approved: 5-0

NOES:

ABSENT:

ABSTAIN:

Mayor Busch requested that the City Clerk read the ballots.

Mayor Busch requested that the City Clerk read the ballots.

ELECTION

ELECTION

City Clerk Haughney read the following ballots:

City Clerk Haughney read the following ballots:

Annexation No. 1 to Communities Facilities District No. 1-S (South Perris Public Services) – Special Tax and Appropriations Limit Election (CP 215 Business Park, LLC): The ballot was marked “Yes.”

Annexation No. 1 to CFD 1-S (South Perris Public Services) – Special Tax and Appropriations Limit Election (CP 215 Business Park, LLC): The ballot was marked “Yes.”

Annexation No. 1 to Communities Facilities District No. 1-S (South Perris Public Services) – Special Tax and Appropriations Limit Election (Monument Park, LLC): The ballot was marked “Yes.”

Annexation No. 1 to CFD 1-S (South Perris Public Services) – Special Tax and Appropriations Limit Election (Monument Park, LLC): The ballot was marked “Yes.”

Ms. Luck read Resolution Number 3923.

Ms. Luck read Resolution Number 3923.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Yarbrough) to approve Resolution Number 3923 as read.

Motion to approve Resolution Number 3923 as read.

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

Approved: 5-0

Ms. Luck read Proposed Ordinance Number 1212.

Ms. Luck read Proposed Ordinance Number 1212.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Yarbrough) to approve the First Reading of Ordinance Number 1212.

Motion to approve the First Reading of Ordinance Number 1212.

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

Approved: 5-0

- C. Consideration to adopt Resolution Number 3924 regarding Tentative Tract Map 32779 (04-0488) and Development Plan Review 04-0489 for a 38-unit townhome project located on 7th Street between "G" Street and Redlands Avenue. (Applicant: Sam Akbarpour, Sake Engineers, Inc.)

Adoption of Resolution Number 3924 regarding TTM 32779 and DPR 04-0489 for a 38-unit townhome project located on 7th St. between "G" St. and Redlands Ave. (Applicant: Sam Akbarpour, Sake Engineers, Inc.)

Resolution Number 3924 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2244); TENTATIVE TRACT MAP 32779 (04-0488) TO SUBDIVIDE 2.85 ACRES OF VACANT LAND INTO A 38-UNIT TOWNHOME SUBDIVISION IN THE R-14 ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, LOCATED ON THE NORTH SIDE OF 7TH STREET BETWEEN "G" STREET AND REDLANDS AVENUE; AND DEVELOPMENT PLAN REVIEW 04-0489 TO APPROVE THE PLOTTING AND BUILDING ARCHITECTURE OF THE TOWNHOME BUILDING COMPLEXES; AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3924 approving ND 2244; TTM 32779 to subdivide 2.85 acres of vacant land into a 38-unit townhome subdivision in the R-14 Zone of the Perris Downtown Specific Plan, located on the north side of 7th St. between "G" St. and Redlands Ave.; and DPR 04-0489 to approve the plotting and building architecture of the townhome building complexes.

Introduced by: Richard Belmudez, Acting City Manager

Acting City Manager Belmudez explained that this application was a tract map and a DPR for the construction of the facilities, basically a condominium project with 38 units fronting a courtyard in the middle of the project, located on the north side of 7th Street between "G" Street and Redlands Avenue. He said the area, for the most part, was unutilized and was located just south of the commercial frontage along 4th Street, southeast of the current Sheriff's Station, and east of the City Yard. South of the site was vacant land and the continuation high school, and to the west was vacant land and the Days Inn. He noted that the surrounding zones were very consistent with the land use: commercial along the frontage of 4th Street and Redlands, and the subject site was MFR-14, the highest-density residential zoning. Mr. Belmudez said that some of the architectural details of the Downtown area were

Mr. Belmudez gave a brief overview of the project, a condominium project with 38 units located on the north side of 7th Street between "G" St. and Redlands Ave.

incorporated in this project. He said this item had gone before the Planning Commission, and with a few condition modifications having been made, they had recommended approval of the project and the Negative Declaration.

PUBLIC COMMENT:

Sam Akbarpour of Sake Engineers thanked Planning and Engineering for their help with the project.

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Landers asked if this was next door to the continuation school. Mr. Belmudez said the school was southeast of the site. Mr. Landers said he was not comfortable with the project being that near the continuation school. Mr. Belmudez pointed out that this was a gated condominium; the units would be owned by residents.

Councilmember Yarbrough asked if the only access was off of 7th Street. Mr. Belmudez said there were two access points from 7th Street, as requested by the Planning Commission. In answer to Mr. Yarbrough's query, Mr. Belmudez said the property to the east of the site was commercial. There was some concern about the traffic coming out onto 7th Street from the school, the Post Office, and the project.

Councilmember Landers thought that area was being set aside for commercial. Mr. Belmudez said this would be sort of a buffer between the commercial and the single-family residential.

Mayor Busch asked City Engineer Motlagh for his comments on the traffic issue. Mr. Motlagh said that residential would have less impact on traffic than commercial or industrial. He said the project would include widening the road on their side, and that perhaps an appropriate recommendation would be to do additional widening beyond the project boundary to get traffic moving better, or perhaps also having the City participate with them in totally widening 7th Street from Redlands to "G" Street on the north and south sides, with a reimbursement agreement for anyone involved in this in the future to reimburse the City and the applicant. He suggested continuing the item, working with the applicant, and bringing the item back at the next Council Meeting.

Mayor Busch said he didn't want to delay the project, but would like to incorporate some of those recommendations into a motion and have the City Engineer work with the applicant. He asked if the applicant wished to comment.

Mr. Akbarpour said this was actually a small project, with just a 200-ft. frontage (not even 1/6 or 1/7 of the entire block), and would not make a huge impact. Mr. Busch said there was already

Public Comment

Sam Akbarpour thanked Planning and Engineering for their assistance.

Council Questions/Discussion

Councilmember Landers asked about the location of the project. Mr. Belmudez responded.

Councilmember Yarbrough asked about access to the project. Mr. Belmudez responded. There was some concern about traffic coming out onto 7th Street from the school, the Post Office, and the project.

Councilmember Landers thought the area was being set aside for commercial. Mr. Belmudez said it would be a buffer between the commercial and single-family residential.

Mayor Busch asked City Engineer Motlagh for his comments on the traffic issue. Mr. Motlagh said residential would have less impact on traffic than commercial or industrial. He said widening of the road would be included with the project on their side, and suggested that the City participate in further widening of the road.

Mayor Busch asked to have some of Mr. Motlagh's recommendations incorporated into a motion and have him work with the applicant. He asked if the applicant wished to comment.

Mr. Akbarpour said this small project would not make a huge impact. Mr. Busch pointed

a good deal of traffic there, with the postal trucks, school buses, etc., and they were concerned about the added traffic from the project. Mr. Yarbrough said the Council was not asking the applicant to bear the burden of this, but was rather trying to be prudent in taking care of it all at the same time. Mr. Akbarpour said they would be widening 400 feet in all. Mr. Motlagh recommended fully widening the north side of 7th Street from Redlands to "G" Street, allowing for a left-hand pocket and one lane in each direction. He felt that would be sufficient.

out that there was already a good deal of traffic there. Mr. Yarbrough said the Council was not asking the applicant to bear the burden of this, but was trying to take care of it all at the same time. Mr. Motlagh recommended fully widening the north side of 7th St. from Redlands to "G" St., allowing for a left-hand pock and one lane in each direction.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Rogers/Yarbrough) to adopt Resolution Number 3924 and approve Mitigated Negative Declaration 2244, Development Plan Review 04-0489 and Tentative Tract Map 32779 (04-0574), subject to the Conditions of Approval.

Motion to adopt Resolution Number 3924 and approve MND 2244, DPR 04-0489 and TTM 32779, subject to the Conditions of Approval.

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

*Approved: 4-1
(Councilmember Landers voted "No")*

D. Consideration to adopt Resolution Numbers 3925 and 3926 approving the water and sewer rate increase.

Adoption of Resolution Number 3925 and 3926 approving the water and sewer rate increase.

Resolution Number 3925 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCREASING WATER SERVICE RATES ESTABLISHED BY MUNICIPAL CODE CHAPTER 14.08.

Resolution Number 3925 increasing water service rates established by Municipal Code Chapter 14.08.

Resolution Number 3926 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCREASING SEWER SERVICE RATES ESTABLISHED BY MUNICIPAL CODE CHAPTER 14.28.

Resolution Number 3926 increasing sewer service rates established by Municipal Code Chapter 14.28.

Introduced by: Ron Carr, Finance Director

Director Carr said the purpose of this report was to present for the Council's consideration water and sewer fee increases. He noted that in 2005 increases in the rates were made for the first time in more than ten years, as the water and sewer funds were experiencing increased operating costs and were operating at a substantial loss. In 2006 the Council adopted a financial recovery plan, which was now working as intended, in terms of making the funds viable. One of the components of the plan was an alignment with future EMWD rate increases, raising the City's rates as EMWD increased theirs. As EMWD had recently increased their rates, Staff recommended that the City maintain the rate alignment with EMWD, increasing water consumption fees from \$1.54 to \$1.61 per 100 cu. ft., and that the fixed monthly service charge be increased by 3.36%. It was recommended that the monthly sewer rate be increased by 3.6%, which was equivalent to EMWD's sewer rate increase. This would result in the average resident paying \$1.35 more a

Director Carr presented a brief background on the water and sewer fee increases. The total proposed monthly increase in water and sewer fees would be \$2.28 for the average resident.

month for water and \$0.24 more a month for sewer, for a total City fee increase of \$1.59 per month. Added to EMWD's increase of \$0.69, which the City, as EMWD's billing agent, would pass along, this would make a total increase of \$2.28 for the average resident.

In response to Councilmember Landers' request at the last Council Meeting, Mr. Carr presented an analysis of the Water and Sewer Funds. He noted that although a loss was anticipated, it was not an operating loss, but rather took into consideration depreciation. Considering just operating costs, the City would be in a surplus position.

Staff's recommendation was to approve the rate increases as proposed.

Mayor Busch opened the Public Hearing and asked if any written protests had been filed with the City Clerk. City Clerk Haughney responded that there had been none.

PUBLIC COMMENT: None

Mayor Busch closed the Public Hearing and called for Council discussion.

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Landers asked if the City's water department was operating at a deficit. Mr. Carr said that if they included depreciation, the City was still in a deficit. Operating costs were being covered, but long-term capital costs were not being covered by the current rates. To do so would require raising the rates by another \$12, which would make them the highest in the area. Mr. Landers asked how the City was going to get that money. Mr. Carr said that when money was needed in the future to cover capital, they would probably have to assume more debt.

Councilmember Yarbrough said his understanding, from what had been said by experts in this field, was that one of the City's biggest problems was that it was paying too much for water. But the City continued to accept it. He felt that the City needed to look at other alternatives for water supply, such as well water, reverse osmosis, etc., and not be so dependent upon EMWD.

Mayor Busch said that at a future meeting he would like to have a short update on how the new meter-reading system was working. Mr. Carr said he would take care of that.

Mayor Busch called for a motion regarding the water service rates.

Ms. Luck read Resolution Number 3925.

M/S/C: (Landers/Motte) to approve Resolution Number 3925 as read.

Mr. Carr presented an analysis of the Water and Sewer Funds, noting that although a loss was anticipated, it was not an operating loss, but included depreciation.

Staff's recommendation to approve the rate increases.

Mayor Busch opened the Public Hearing and asked if any written protests had been filed with the City Clerk. City Clerk Haughney said there had been none.

No Public Comment

Mayor Busch closed the Public Hearing and called for Council discussion.

Council Questions/Discussion

Councilmember Landers asked if the Water Department was operating at a deficit. Mr. Carr explained.

Councilmember Yarbrough felt the City needed to explore more alternatives and not be as dependent upon EMWD.

Mayor Busch asked for an update on the new meter-reading system.

Mayor Busch called for a motion regarding the water service rates.

Ms. Luck read Resolution Number 3925.

Motion to approve Resolution Number 3925 as read.

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

*Approved: 4-1
(Councilmember Yarbrough
voted "No")*

Mayor Busch called for a motion regarding the sewer service rates.

Mayor Busch called for a motion regarding the sewer service rates.

Ms. Luck read Resolution Number 3926.

Ms. Luck read Resolution Number 3926.

M/S/C: (Landers/Motte) to approve Resolution Number 3926 as read.

Motion to approve Resolution Number 3926 as read.

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

*Approved: 4-1
(Councilmember Yarbrough
voted "No")*

- E. Consideration to approve Urgency Ordinance Number (next in order) regarding advances to debt service relating to Community Facilities District 91-1 (Perris Valley Spectrum).

Consideration to approve Urgency Ordinance Number (next in order) regarding advances to debt service relating to CFD 91-1 (Perris Valley Spectrum).

The Proposed Urgency Ordinance Number (next in order) is entitled:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE §§ 36934, 36937, AND 53314.8, CONCERNING ADVANCES TO DEBT SERVICE RELATING TO COMMUNITY FACILITIES DISTRICT 91-1 (PERRIS VALLEY SPECTRUM) AND DECLARING THE URGENCY THEREOF.

Proposed Urgency Ordinance Number (next in order) enacted pursuant to California Government Code §§ 36934, 36937 and 53314.8, concerning advances to debt service relating to CFD 91-1 (Perris Valley Spectrum) and declaring the urgency thereof.

City Attorney Dunn stated that no action would be required for this item, noting that the City had been notified that there was going to be a small shortfall (\$14,000) in the amount of funds available to pay debt service. Staff had been working, with Council's approval, with another developer on a work-out on that CFD, and one of the phases of the work-out had been completed, so the City had received approximately \$160,000 to go into the Debt Service Account to cover the shortfall plus a lot more.

City Attorney stated that no action would be necessary regarding advances to debt services as the City had received funds from a completed phase of a CFD work-out that covered the shortfall plus a lot more.

9. BUSINESS ITEMS: (not requiring a "Public Hearing"):

- A. Consideration to adopt 2006-07 Mid-Year Budget Adjustments.

Adoption of 2006-07 Mid-Year Budget Adjustments.

Introduced by: Ron Carr, Finance Director

Director Carr said this would be a brief report, as the City was currently at the point that had been anticipated at the time of the Budget adjustment in July 2006. It had been predicted that there would be a small surplus, and at this point it still looked like there would be a surplus of about \$200,000 to \$300,000.

Director Carr reported that the Mid-Year Budget was pretty much on target, and that there would possibly be a surplus at the end of the fiscal year.

Mr. Carr said they had budgeted conservatively last July in anticipation of a housing slowdown. The slowdown had materialized, with a steep drop in permit fees; fortunately, they had been offset by higher-than-expected property tax and planning fee revenues. The latest General Fund Revenues projection was \$26 million.

General Fund Revenues

The mid-year appropriations in the Staff Report totaled \$1.2 million, bringing the total General Fund Appropriations up to \$27 million. Typically not all appropriations are spent before the end of the year, so it was projected that the year would end with approximately \$26 million in expenditures, resulting in the General Fund breaking even or possibly having a small surplus.

General Fund Appropriations

Regarding General Fund Reserves, it had been determined that last year's surplus would be devoted to capital projects, and so far this year, \$1,462,000 had been appropriated to the Community/Council Chambers site work; \$197,000 to cover parking structures; and \$100,000 to the Granicus Display and Voting System. Regarding the remaining \$1,248,000 for Council appropriation, Staff recommended that it be appropriated to fund the Case Road Bridge Project.

General Fund Reserves

Mr. Carr presented the Ten-Year Planning Model that he had updated with current numbers. He projected that in the coming years the City would see a housing recovery and continued industrial development, resulting in the revenue increasing and making a gap between revenue and expenditures. Based on the Public Safety Study, Staff was projecting to add a third fire truck company in 2010, which would again close the gap between revenues and expenditures.

Ten-Year Planning Model

Other Major Funds (covered earlier under Water and Sewer Funds).

Other Major Funds

Impact Fees were right where Staff had predicted they would be at this point, which meant that the projects being funded by Impact Fees would not have to be scaled back or delayed; there was enough many to cover those from the Impact Fees.

Impact Fees

Redevelopment Agency – Bonds were issued in 2006, and nearly \$10 million in the CIP Budget was committed to redevelopment projects.

Redevelopment Agency

Staff's recommendation was to appropriate the funds as described in the Staff Report, with an additional recommendation to appropriate \$1,428,000 from General Fund Reserves for the Case Road Bridge Project.

Staff's Recommendation

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Councilmember Motte asked about designating some of the reserve funds for the Historical Society, and wondered if it might be wise to discuss this at the upcoming goals workshop. Mayor Busch said the idea behind appropriating the funds for the Case Road Bridge was that the City was not getting anywhere with obtaining funds from other sources for widening the bridge, and this appropriation would help the City expedite this project.

Councilmember Motte asked about designating some of the reserve funds for the Historical Society. Mayor Busch explained the reason for using the funds for the Case Road Bridge.

Councilmember Landers asked Mr. Motlagh if there was going to be any development in the area of Case Road that could help

Councilmember Landers asked about future development in

to pay for the bridges. Mr. Motlagh said the only developer that could potentially participate, and would participate at some point, would be the Green Valley Project, which could be years down the line. He said the estimated cost for widening the two bridges there was \$2.4 million, and the City had earlier received a \$1 million grant from Federal Highways. He said the Mayor had asked about getting the project done faster, and Mr. Motlagh had suggested that one way would be to forego Cal Trans' grant and use City funds, which would eliminate about one year of paperwork. Mr. Landers felt that future developers should have a share in these costs. Mr. Motlagh said that these bridges were just being widened, not improved a lot, so they may or may not be adequate five or ten years in the future. Mr. Landers asked Mr. Carr if there were any other grants available. He said he was not aware of any, but it could be looked into. Mr. Landers felt that every avenue needed to be explored before using General Fund money for the project.

that area sharing the cost of the bridges. Mr. Motlagh responded. A short discussion followed.

Mayor Busch said he thought Mr. Motte's suggestion to discuss this at the workshop was a good idea.

Mayor Busch thought it would be good to discuss this at the upcoming workshop.

Councilmember Yarbrough asked if this would qualify for a bridge and benefits district. Mr. Carr said that was an alternative. Mr. Yarbrough asked if it would qualify for TUMF funds. Mr. Motlagh said it would have to be an ultimate improvement.

Councilmember Yarbrough asked if this would qualify for a bridge and benefits district. Mr. Carr said that was an alternative. Mr. Yarbrough asked if it qualified for TUMF. Mr. Motlagh said it would have to be an ultimate improvement.

Mayor Pro Tem Rogers asked if the bridge funding would be from a different pool of money than money for the Historical Society would be. Mr. Carr said that as presently proposed, both would come from the General Fund.

Mayor Pro Tem Rogers asked if the bridge funding and funds for the Historical Society would come from the same pool of money. Mr. Carr said they would both come from the General Fund.

Mr. Belmudez asked that anyone having suggestions for other uses of the funds submit that information to him before the workshop, so Staff could do research beforehand.

Mr. Belmudez asked that suggestions for use of the funds be submitted to him before the workshop.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Rogers/Motte) to adopt the 2006-2007 Mid-Year Budget Adjustments as presented in the Staff Report.

Motion to adopt the 2006-2007 Mid-Year Budget Adjustments as presented in the Staff Report.

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

Approved: 5-0

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

- A. Bob Wallison, Villages of Avalon resident, felt that the City should make the residents aware of the types of retail businesses, restaurants, etc., coming into the area, and that the City should have its own police department. He also wondered if the Perris Dam was an issue in regard to placing retail businesses in that part of the City. In addition, he expressed the need for better health care facilities. *Bob Wallison expressed his concerns regarding the need for various services within the City.*
- B. Anthony Shaw, Monument Ranch resident, expressed concern about the landscaping in that area that had been neglected, as well as what would appear to be duplication of efforts in road construction and repair. Mayor Busch asked Mr. Shaw to speak with Mr. Ansari regarding the landscape maintenance. *Anthony Shaw had concerns about the landscaping and road conditions in the Monument Ranch area.*
- C. Leon Saylawrence, Villages of Avalon resident, voiced concern about illegal dumping along Rider and other parts of the City, as well as parking of tractor-trailer trucks in their neighborhood. Mayor Busch asked Mr. Saylawrence to also speak with Mr. Ansari. *Leon Saylawrence was concerned about illegal dumping in various parts of the City and parking of tractor-trailer trucks in neighborhood areas.*
- D. Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on future community events. *Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on future community events.*

11. COUNCIL COMMUNICATIONS:

- A. Councilmember Motte said he had a report on RTA regarding Shuttle Route 30. Mayor Busch asked him to bring that information to the goals workshop. Mr. Motte said they had about \$4.5 million to be put into the transit center (\$2.5 federal grant, \$1 million transit enhancement grant, and \$1 million from TUMF). He said the City was also applying for \$200,000 for shelters, and RTA said they would back up the City's request for money. *Councilmember Motte had some information regarding Shuttle Route 30. Mayor Busch asked him to bring that information to the goals workshop.*
- B. Mayor Pro Tem Rogers reported that on February 15th, she, along with Darren Madkin, three local pastors and Lt. McElvain, had attended the 7th Annual Faith & Justice Summit. The theme was "Giving Our Youth a Future."

On February 17th, the Perris Community Partnership held an outstanding six-hour Strategic Plan Work Session, developing a Three-Year Strategic Plan, a Mission Statement, and a Vision Statement. *Perris Community Partnership Strategic Plan Work Session.*

Mission Statement: The Perris Community Partnership is the bridge to resources to empower the community, enrich lives and build futures. *PCP Mission Statement*

Vision Statement: The Perris Community Partnership will create a pro-active mechanism to secure funds to educate, train, and provide leadership to nonprofit and *PCP Vision Statement*

faith-based organizations that address public safety, education, health, culture, recreation, employment and housing.

- C. Councilmember Yarbrough thanked Richie Bros. for allowing the Perris Community Partnership board to use their VIP lounge.

Councilmember Yarbrough thanked Richie Bros. for the use of their VIP lounge.

12. CITY MANAGER'S REPORT:

Acting City Manager Belmudez announced that the Grand Opening of the Sheriff's Station was scheduled for June 8, 2007.

Acting City Manager Belmudez announced that the Grand Opening for the Sheriff's Station would be on June 8, 2007.

As a follow-up to a request by Councilmember Motte at the previous Council Meeting, Mr. Belmudez gave an update on Staff's response to residents' complaints regarding illegal parking of semi-trucks on Perris Boulevard and Ramona Expressway, as well as trash and debris in that area. He said the trash was removed by Public Works staff the next day. Code Compliance had issued parking citations and was going to post no-parking signs in that area.

Mr. Belmudez reported on Staff's response to residents' complaints regarding illegal parking of semi-trucks on Perris Blvd. and Ramona Expressway, as well as trash and debris in that area. Code Compliance was handling the parking problem.

Regarding the request regarding retail and hospital needs, a member of Staff had contacted the individual and apprised him of upcoming retail projects. Mr. Belmudez said there was an effort being made to make the public more aware of upcoming projects.

Response to resident's request regarding upcoming retail projects.

13. CLOSED SESSION:

The Council was adjourned to Closed Session at 7:30 p.m.

Council adjourned to Closed Session at 7:30 p.m.

- A. Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9(b) – two cases.

Conference with Real Property Negotiators – Government Code Section 54956.8

The City Council reconvened in Open Session at 8:55 p.m. to report on Closed Session matters.

The Council reconvened in Open Session at 8:55 p.m. to report on Closed Session matters.

On Agenda Item 13.A., the Council met with its legal counsel on two cases of anticipated litigation under Government Code Section 54956.9(b). Direction was given to the City Attorney, but no reportable action was taken.

On Agenda Item 13.A., the Council met with its legal counsel on two cases of anticipated litigation under Government Code Section 54956.9(b). Direction was given to the City Attorney, but no reportable action was taken.

14. ADJOURNMENT:

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 9:00 p.m.

9:00 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned.

Respectfully submitted,

Judy L. Haughney, City Clerk