

CITY OF PERRIS

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

Date of Meeting: 10 April 2007
6:00 p.m.

Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

6:00 p.m. Called to Order

2. ROLL CALL:

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

All Council Members present

Staff Members Present: Interim City Manager Belmudez, City Attorney Dunn, City Engineer Motlagh, Interim Assistant City Manager Carr, Public Works Director Ansari, Planning Manager Eckhardt, Assistant to City Manager Madkin, Community Services Manager Carter, Real Estate Services Manager McDermott, Fire Chief Williams, and City Clerk Haughney.

Staff Members present

3. INVOCATION:

Reverend Greg Simpson
1st Congregational Church
100 North "A" Street
Perris, CA 92570

Invocation

4. PLEDGE OF ALLEGIANCE:

Council Member Motte led the Pledge of Allegiance.

Pledge of Allegiance

5. PRESENTATIONS/ANNOUNCEMENTS:

A. KB Home presentation of pictures to the Mayor and Council regarding the Martha Stewart event.

KB Home presentation regarding the Martha Stewart event

A video of Martha Stewart's interview on the TV show "EXTRA" was shown. Steve Ruffner of KB Home estimated that the public relations value of the airtime devoted to KB's Martha Stewart community in Perris was well in excess of a million dollars. He felt this was good public relations for the City of Perris as well as the County and the homebuilding industry as a whole at this time. Mr. Ruffner said that KB Home was proud to be a part of Perris, and he believed Martha Stewart would be proud of the new Council Chamber facilities. He mentioned that she talked about Perris frequently on her show, and people from all over the country had written to KB Home about Perris.

Steve Ruffner's comments

Mr. Ruffner believed that the Martha Stewart community was the best he had built in his 20 years as a homebuilder and the best-looking product in the County, and was something to make the City proud. He said that plaques with a picture of Martha Stewart with the Council were going to be presented to each member of the Council.

- B. Presentation of Proclamation for Mental Health Month, May 2007, to representative from the County of Riverside Mental Health Board.

Proclamation – Mental Health Month

A Proclamation was read by Mayor Busch and presented to Gloria Hernandez on behalf of the County of Riverside Mental Health Board. Ms. Hernandez thanked the City for recognizing Mental Health Month and detailed the County’s facilities, noting that the County served 4,500 clients per month.

Presentation of Proclamation

- C. Presentation of Certificates of Acknowledgment to the County Academic Award Recipients from Perris High School:

Presentation – County Academic Award Recipients

1. Marie Araux
2. Luis Pulido
3. Hanna Rosel Santos

Mayor Busch introduced Penny Graham, Principal of Perris High School, who stated that the students of Perris High School were the finest in the County of Riverside. She then introduced Luis Pulido, who had received many awards as a Senior with a GPA well over 4.0, vying neck-and-neck with Marie Araux for the honor of Valedictorian. She then presented Hanna Rosel Santos, also with a GPA well over 4.0, who belonged to many campus clubs and organizations and was an example to all the students. She also noted that Marie Araux, presently in the No. 1 position and very involved in the community, was on vacation because of Spring Break. Ms. Graham said it was an honor to present these outstanding students. She also pointed out that their parents were very involved, noting that the more involved the parents are, the more successful the students.

Comments by Perris High School Principal, Penny Graham

Mayor Busch then read and presented the Certificates of Acknowledgment. In response to the Mayor’s question about where they would be attending college, Luis said he still hadn’t decided between Berkeley and UCLA, and Hanna said she would be attending UNLV.

Presentation of Certificates by Mayor Busch and comments by students

6. APPROVAL OF MINUTES:

- A. Approval of the Minutes of the Regular Joint Work Session and Regular Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held March 27, 2007.

Approval of Minutes

Mayor Busch called for a motion.

Call for Motion

M/S/C: (Motte/Landers) to approve the Minutes of the Regular Work Session and the Regular Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held March 27, 2007.

Motion to approve the Minutes

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

Approved: 5-0

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment

- A. Adopt Second Reading of Ordinance Number 1213 regarding CFD 2001-3 (North Perris Public Safety), Annexation No. 12, Authorizing the Levy of a Special Tax (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 Second Reading of Ordinance Number 1213 Authorizing the Levy of a Special Tax (Owner: Centex Homes, a Nevada General Partnership)

The Second Reading of Ordinance Number 1213 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. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN ANNEXATION NO. 12 TO SAID DISTRICT.

Second Reading of Ordinance Number 1213

- B. Adopt the Second Reading of Ordinance Number 1214 approving Zone Change 06-0146, to change the Zone District from CC to MFR 14, generally located on the northwest corner of Perris Boulevard and Gallant Fox Street. (Applicant: Corman Leigh Communities)

Adoption of Second Reading of Ordinance Number 1214 approving ZC 06-0146 (Applicant: Corman Leigh Communities)

The Second Reading of Ordinance Number 1214 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 06-0146 TO CHANGE THE ZONING DESIGNATION OF THE SITE FROM COMMUNITY COMMERCIAL TO MULTI-FAMILY RESIDENTIAL (MFR 14) FOR THE PROJECT SITE GENERALLY LOCATED ON THE NORTHWEST CORNER OF PERRIS BOULEVARD AND GALLANT FOX STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

Second Reading of Ordinance Number 1214

- C. Adopt the Second Reading of Ordinance Number 1215 amending the City's Zoning Map by changing a portion of the project's zoning (south of Nance Street) from BP to R-6,000-PDO and applying the Planned Development Overlay across the remainder of the project site, approving Mitigated Negative Declaration (2236), Zone Change 06-0217, and PDO 06-0219. The site is located at the northwest corner of Redlands Avenue and Markham Street. (Applicant: Steve Swanson, Barratt-Pelican Ontario, LLC)

Adoption of Second Reading of Ordinance Number 1215 (Applicant: Steve Swanson, Barratt-Pelican Ontario, LLC)

The Second Reading of Ordinance Number 1215 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION (2236); ZONE CHANGE 06-0217 TO CHANGE THE ZONE OF 11 ACRES OF LAND AT THE NORTHWEST CORNER OF MARKHAM STREET AND REDLANDS AVENUE FROM BP (BUSINESS PARK) TO R-7,000; AND PLANNED DEVELOPMENT OVERLAY 06-0219 TO APPLY THE PLANNED DEVELOPMENT OVERLAY TO THE ENTIRE PROJECT SITE; AND MAKING FINDINGS IN SUPPORT THEREOF.

Second Reading of Ordinance Number 1215

- D. Adopt the Second Reading of Ordinance Number 1216 approving Zone Change 05-0191 to change the zoning designation from CC to LI of project site located at the northwest corner of Perris Blvd. and Perry Street (APN 305-060-010), for a proposed 697,578-square-foot industrial warehouse building. (Applicant: Oakmont Industrial Group)

Adoption of Second Reading of Ordinance Number 1216 (Applicant: Oakmont Industrial Group)

The Second Reading of Ordinance Number 1216 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 05-0191 TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL, LOCATED ON THE NORTHWEST CORNER OF PERRIS BOULEVARD AND PERRY STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

Second Reading of Ordinance Number 1216

- E. Adopt the Second Reading of Ordinance Number 1217 approving Zone Change 05-0492 to change the zoning designation of the project site from A-1 Light Agricultural (Interim Designation) to Light Industrial for the proposed Ridge Commerce Center, a 1.9-million-square-foot distribution warehouse project on approximately 90 acres at the northwest corner of Morgan Street and Perris Blvd. (Applicant: Ridge Property Trust)

Adoption of Second Reading of Ordinance Number 1217 (Applicant: Ridge Property Trust)

The Second Reading of Ordinance Number 1217 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 05-0492 TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE FROM A-1 LIGHT AGRICULTURAL (INTERIM DESIGNATION) TO LIGHT INDUSTRIAL FOR THE RIDGE COMMERCE CENTER I PROJECT AT THE NORTHWEST CORNER OF MORGAN STREET AND PERRIS BOULEVARD.

Second Reading of Ordinance Number 1217

- F. Approve Cooperative Agreement between the Department of Transportation (Caltrans) and City of Perris regarding the 4th Street and Redlands Traffic Signal and authorize the Mayor to execute the Agreement.

Approval of Cooperative Agreement with Caltrans

- G. Approve Final Tract Map 31651 (Case No. 06-0194) for the subdivision of 12.55 acres into 57 residential lots in the R-6,000 Zone for single-family residential development located at the southeast corner of Wilson Avenue and Nuevo Road. (Applicant: Casey Reichel for YH Wilson LLC).

Approval of FTM 31651 (Applicant: Casey Reichel for YH Wilson LLC)

- H. Approve TUMF Improvement Credit/Reimbursement Agreement with Meritage Homes of California, Inc., for improvements required for Tract Map Nos. 33720 and 32793 located in the vicinity of Evans Road and Nuevo Road and authorize City Manager to execute the Agreement in a form approved by the City Attorney. *Approval of TUMF Improvement Credit/Reimbursement Agreement*
 - I. Approve the extension of the Professional Services Agreement between Lynn Merrill Consulting Co. and the City of Perris for the Field Services Manager. *Approval of extension of Professional Services Agreement*
 - J. Approval of Warrants. *Approval of Warrants*
- Mayor Busch called for a motion. *Call for Motion*
- M/S/C: (Landers/Motte) to approve the Consent Calendar. *Motion to approve the Consent Calendar*
- AYES: Motte, Rogers, Yarbrough, Landers, Busch *Approved: 5-0*
 NOES:
 ABSENT:
 ABSTAIN:

8. PUBLIC HEARINGS:

- A. Consideration to approve the City acquisition of the Perris Depot building and Redevelopment Agency award of a contract to rehabilitate the Perris Depot building. *Approval of City acquisition of the Perris Depot building and RDA award of contract to rehabilitate the building*
- (Continued from March 27, 2007 City Council Meeting) *(Continued from March 27th)*
- Introduced by: Eric Dunn, City Attorney
- City Attorney Dunn stated that this was a continuation of the Public Hearing from the March 27th Council Meeting. He noted that later on in the agenda, the Redevelopment Agency would consider the award of a contract to rehabilitate the Depot. Under redevelopment law, prior to the agency's spending funds to acquire or renovate a public building, the Council was required to hold a public hearing to authorize the agency to spend the funds. Based on the information in the Staff Report and any comments received in the Public Hearing, Mr. Dunn recommended that the City Council authorize RDA to award the contract later on during its consideration. He noted that another part of this agenda item was the Council's approval of the City's acquisition of the Perris Depot building. Regarding that, he turned the presentation over to Interim City Manager Belmudez for an update. *Mr. Dunn's presentation on acquisition and contract regarding Depot*
- Mr. Belmudez stated that he had been working with the current property owner and owner of the structure to negotiate the contract. He said somewhat of an agreement had been reached regarding the acquisition and they continued to work with potential sub-lease of that building; however, they believed they were in agreement in terms and able to move forward. Staff's recommendation was to proceed and negotiate the sub-leases. *Mr. Belmudez' comments regarding acquisition*

Due to conflict of interests because of the proximity of his business to the project, Council Member Motte abstained from the item and excused himself from the Chambers.

Mr. Motte's abstention and leaving Chambers

PUBLIC COMMENT:

Public Comment

Tom Jacobson, representing the Orange Empire Railway Museum, stated that this was a milestone in the relationship of this City with the Association. He noted that in 1971 the Santa Fe Railroad had stopped using the Depot and wanted to get rid of it. Through the efforts of some of the Museum's dedicated members, they had been able to get the Depot donated to them. Mr. Jacobson noted that through the years the Depot had been a focal point of the City, a true historical building. He said Perris now had a great opportunity, but the most important thing was that a long working relationship had been established between the Museum and the City, and now this would just add another solid bolt in that relationship, because the Museum was prepared to work with the City to make this a focal point and destination point of the City; another example to demonstrate that Perris is one of the finest cities in Southern California.

Tom Jacobson's comments

Mr. Jacobson commended the Council and Staff for their support of this project that made it possible. He said the Museum intended to deed the building to the City in exchange for a 99-year lease. The Museum would manage the building over the next 99 years and would have a fine Historical Society display in the Freight Room. He said this would be one of the most unique depots in Southern California – actually a working depot that would dispatch Museum trains from that location and would be set up to look like an authentic dispatch area. It would be a destination that people could visit and see just how that depot was intended to be used when it was built in the 1890's. He said they looked forward to this continued partnership and intended to make it work, so that in the future, when people got off the Metrolink, they would have something to do. He also stated that they supported the contract, and believed the City had made a great choice in choosing Dave Stuart, a member of the Museum and a very dedicated person to the improvement of Perris, to be one of the people monitoring this project. He said Dave had worked on it from the very beginning and his heart was in it. Mr. Jacobson believed that when completed, this would be one of the finest historical structures in Southern California. He thanked everyone again for their support.

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mr. Landers thought it was very important to preserve this historical landmark. He asked if there was any limitation of time for completion of the project. Mr. Motlagh said they had allocated seven months to complete the project. Mr. Landers asked if there was any penalty for delay. Mr. Motlagh said there was a clause for \$1,000 per day for liquidated damages.

Mr. Landers' comments and questions and Mr. Motlagh's responses

Mr. Motte, believing his business was within 500 feet of this project, abstained and left the Chambers at 6:30 p.m.

Mr. Motte's abstention and leaving the Chambers

Mr. Yarbrough said he was hoping Mr. Jacobson or Mr. Stuart could give a short history of the Depot and Museum.

Mr. Yarbrough's request

Mr. Jacobson said he appreciated the opportunity to talk about the Depot. He said the story of the Depot actually began in the 1870's, when the California Southern Railroad was building a transcontinental line between San Diego and Chicago. The route came through what is now present-day Perris. He said they actually drove a spike that commemorated the tying of the ends of the railroad together in the area of Perris. The Museum's location was the original site of the town of Pinacate. For a variety of reasons, they moved the station site from Pinacate to the present Depot location. And that's where the City of Perris grew up. The streets surrounding the depot are not squared off, because of the fact that the railroad was there first, and when they laid the streets out, they laid them along the normal coordinates. In the early 1890's the Santa Fe (the successor to the California Southern Railroad) built the Depot. It was a very vibrant Depot because it was at a junction between a railroad that went to San Diego and one that went to the Hemet-San Jacinto area. Unfortunately, when the route to San Diego was laid out, several engineering issues were not addressed, one of them being that they built the line across several wash areas. Beginning in 1892, they began to suffer several washouts on the line which were very expensive to repair. Therefore, they built the main line to go down the coast to San Diego. The Perris line continued to stay in place, serving agricultural interests. The Depot then became a very important point for many years, where people would make arrangements with the clerk to have pick-ups of potatoes and other agricultural crops, as well as livestock, in addition to passenger conveyance to Hemet and San Jacinto. With the coming of the automobile and highways, however, the use of the Depot became almost entirely one for freight, as late as the 1970's. By 1971, the Santa Fe was able to do most of their dispatching out of San Bernardino, and the agricultural commodity no longer moved strictly by rail, as trucks came into use. So the railroad no longer felt it necessary to have a Depot and agent in Perris, and the Depot became available and was donated to the Museum.

Mr. Jacobson's brief history of the Depot and Museum

Mr. Yarbrough said he had had many opportunities to visit the Depot when it was open and recalled having seen the Depot in the movie "My Fellow Americans." He looked forward to a continued partnership in preserving Perris' past for the future.

Mr. Yarbrough's comments

Mayor Busch called for a motion.

Call for Motion

M/S/C: (Landers/Yarbrough) to approve the City's acquisition of the Perris Depot building and the Redevelopment Agency's award of a contract to rehabilitate the Depot building.

Motion to approve the City's acquisition of the Perris Depot building and RDA's award of a contract to rehabilitate the building

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

*Approved: 4-0-1
(Council Member Motte
abstained)*

(Item 9A was moved forward since it was a related item.)

(Item 9A moved forward)

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

- A. Consideration to award Contract to Gamut Construction for the Perris Historical Depot, authorize the Board of the Redevelopment Agency to execute the Contract, and authorize the City Clerk to reject all other bids.

*Award of Contract for the
Perris Historical Depot*

City Attorney Dunn pointed out that the execution of the Contract was an action of the Board of the Redevelopment Agency.

*Mr. Dunn’s comments regard-
ing RDA Board action*

Introduced by: Habib Motlagh, City Engineer

Mr. Motlagh reminded the Council that this item had been before them on two other occasions, the last being when, before advertising for bids, they had asked Staff to consult with another architect for a “peer review” of the plans. This work was done, and the City contracted with a firm, also currently working on the Bank building, that had experience in restoring historical buildings and monuments. Mr. Motlagh said that Thirtieth Street Architects, the original architect, had done a lot of work in the City, with the Depot being one of the projects they had designed. He also noted that the Council wanted to ensure that adequate funds were available, so that once the project was started, it would be able to be completed without lengthy delays and extra costs. That was another reason for hiring the San Diego firm, which had prepared a list of improvements to the plans done by Thirtieth Street Architects and an estimate of about \$1.5 million. When the item was brought back to the Council on October 10, 2006, they authorized advertisement of the project. On January 31, 2007, the City Clerk received and opened five bids, ranging from just under \$1.5 million to \$1.75 million, with the low bid being submitted by Gamut Construction Co., Inc., of Montclair. Thirtieth Street Architects ran a background check and found the figures good and references satisfactory. With assistance from the City’s Building Official, a pre-award meeting was held with the contractor to ensure they knew the historical significance of the building and problems they could encounter. They had visited the site and were very familiar with the project and anxious to start it, believing they would be able to complete it in the 7-month period. Following a series of meetings after the bid opening, and ascertaining that there was sufficient funding, under the City Manager’s direction a team was put together to oversee the project from start to finish. Mr. Motlagh noted that Building Official Avila would be in charge of building inspection, and under his authority, a consultant currently working for the City on a couple of projects would be doing the day-to-day building inspection and monitoring of code compliance. Dave Stuart would also be working from the Engineer’s office, overseeing historic preservation and coordination, as well as handling the overall coordination with the contractor, Mr. Avila, and other City Staff. Mr. Motlagh referred to his Staff Report, where he had identified costs and expenses, suggesting that another \$1.7 million would be needed from the Redevelopment Fund to supplement the currently available federal grant that had been secured several years previously.

*Mr. Motlagh’s presentation of
the project*

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mr. Landers asked why the Council was being asked to approve about \$2 million, when the low bid was \$1.4 million. Mr. Motlagh responded that normally for capital projects, the City includes contingencies and “soft costs” including engineering, architectural, and other services not necessarily performed by the contractor. He said the higher figure included contingencies in case something had to be added or changed, architectural costs, building inspection costs, and historic preservation and coordination costs. He said that should cover all the costs, including the contract, soft costs and contingencies. Mr. Motlagh said some extra funds had been allowed because of the uniqueness in working with an historical building. Mr. Belmudez clarified that the City was going with the low bidder, but the difference between his bid and the actual allocation was due to the soft costs including architectural, inspection services and project management.

Mr. Landers’ questions and responses by Mr. Motlagh and Mr. Belmudez

Mayor Busch pointed out that the City had run into a similar situation with the Council Chambers. The Council had approved the costs of the building, but had to come back and approve the soft costs later.

Mayor Busch’s comments

Mr. Motlagh said that every construction project had a contingency. No matter how good the contractor, there were always unforeseen issues, especially with an historic structure. He said this was pretty typical throughout the industry.

Mr. Motlagh’s comments

Mr. Landers said he was just trying to get a true picture of what this project was going to cost, so there wouldn’t be any surprises. Mr. Motlagh said they were using a high ceiling of \$2 million, but that didn’t mean the contractor had carte blanche to go out and spend up to \$2 million. That’s why he, along with Mr. Avila and Mr. Stuart, would be monitoring the construction.

Mr. Landers’ comments and Mr. Motlagh’s response

Mr. Yarbrough said he understood what Mr. Landers was saying, because there could be a presumption that it was the taxpayers’ money and it didn’t matter how much was spent. He made it clear that the Council Members were stewards of the taxpayers’ money and ran a very tight ship.

Mr. Yarbrough’s comments

Mayor Busch called for a motion.

Call for Motion

M/S/C: (Yarbrough/Landers) to approve the Contract and award the Construction Contract to Gamut Construction Co., Inc., as presented in the Staff presentation, not to exceed the total budget request of \$2 million including the federal grant already applied to this.

Motion to award the Construction Contract to Gamut Construction Co., Inc.

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

*Approved: 4-0-1
(Council Member Motte abstained)*

Mayor Busch introduced Mr. Wythe from Gamut Construction, who would be involved in the project.

Introduction of Mr. Wythe of Gamut Construction

Council Member Motte rejoined the Council at 6:55 p.m.

Mr. Motte's return to Chambers

(Council resumed the original agenda, returning to Item 8.B.)

(Return to Item 8.B.)

- 8. B. Consideration to adopt Resolution Numbers 3949 through 3951 regarding Annexation of Tract 34073 to the City's Maintenance Districts, located between San Jacinto Avenue and Osage Road. (Developer: Angel Alvarado)

Adoption of Resolution Numbers 3949 through 3951 regarding Annexation of Tract 34073 to the City's Maintenance Districts

Resolution Number 3949 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 TRACT 34073 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2007-2008.

Resolution Number 3949 for Annexation to MD 84-1

Resolution Number 3950 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 TRACT 34073 TO BENEFIT ZONE 83, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2007-2008.

Resolution Number 3950 for Annexation to LMD-1

Resolution Number 3951 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 TRACT 34073 TO BENEFIT ZONE 58, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2007-2008.

Resolution Number 3951 for Annexation to FCMD-1

Introduced by: Habib Motlagh, City Engineer
(Roxanne Shepherd, Assessment Engineer)

Ms. Shepherd's presentation

Roxanne Shepherd of Shepherd & Staats, Incorporated, explained that on February 13th the Council had initiated proceedings for the Annexation of Tract 34073 to the City's three maintenance districts. She said there were nine dwelling units in this development; hence, the costs were spread among fewer units and assessments were higher than usual. The annual assessments, subject to standard inflation factors, totaled \$985.50. Staff was asking the Council to open the Public Hearing, and at the close of the Public Hearing, open the ballots for each district and consider the adoption of the Resolutions that would confirm the assessments.

Mayor Busch opened the Public Hearing.

Opening of Public Hearing

PUBLIC COMMENT: None

No Public Comment

The item was tabled until the ballots were brought from the City Clerk's office.

Tabling of item while waiting for ballots

(Council moved on to Item 8.C. while the ballots were being retrieved from the City Clerk's office)(See page 13 for the continuation of Item 8.B.)

(Advance to Item 8.C.)

- 8. C. Consideration to adopt Resolution Number 3952 regarding approving Negative Declaration 2239 and Conditional Use Permit (06-0470) for the construction of 39,000 sq. ft. of furniture showroom space inside the existing Timber Towne warehouse building; and introduce First Reading of Ordinance Number 1218 providing findings and approving Ordinance Amendment (06-0469). (Applicant: Timber Towne)

Adoption of Resolution Number 3952 and introduction of First Reading of Ordinance 1218 (Applicant: Timber Towne)

Resolution Number 3952 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2239) AND CONDITIONAL USE PERMIT 06-0470 FOR THE CONSTRUCTION OF 39,000 SQUARE FEET OF FURNITURE/RETAIL USES WITHIN AN EXISTING WAREHOUSE IN THE GENERAL INDUSTRIAL ZONE LOCATED ON THE SOUTH SIDE OF MALBERT STREET, JUST WEST OF GOETZ ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3952 approving ND 2238 and CUP 06-0470

The First Reading of Proposed Ordinance Number 1218 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2239) AND ORDINANCE AMENDMENT (06-0469) TO AMEND CHAPTER 19.44 (GENERAL INDUSTRIAL) OF THE ZONING CODE REGULATING INDUSTRIAL USES BY ALLOWING THE SALE OF CARPET, FURNITURE, AND SIMILAR ITEMS, SUBJECT TO A CONDITIONAL USE PERMIT, AND MAKING FINDINGS IN SUPPORT THEREOF.

First Reading of Ordinance Number 1218 approving ND 2239 and OA 06-0469

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

Interim City Manager Belmudez introduced William Hoose to present the project. Mr. Hoose commented that this was Phase II of the Timber Towne Project and included a Conditional Use Permit and an Ordinance Amendment for Chapter 19.44 of the Zoning Code regulating industrial uses. He said they were proposing to allow the sale of furniture, carpet, and similar items in the General Industrial Zone with a Conditional Use Permit. He explained that justification for this was that the project was currently across the street from the existing furniture manufacturing facilities of Woodwork Creations, and this amendment could facilitate the development of other types of furniture sales in the General Industrial Zone. He said the General Plan called for increasing sales tax revenue, specifically mentioning home improvement stores, and they felt this would fit in with that. Mr. Hoose said this project would be located within the existing 100,000-sq.-ft. Timber Towne warehouse located on the south side of Malbert Street, west of Goetz Road. Surrounding land uses were predominately industrial, along with the Perris Valley Airport. Surrounding zoning included light industrial to the east. The Conditional Use Permit would allow the construction of 39,000 sq. ft. of furniture retail space. Mr. Hoose said the outside of the furniture showroom area would be a façade representing an old town main street. He showed

Mr. Belmudez' introduction of Mr. Hoose and Mr. Hoose's presentation of the project

conceptual drawings and said this should be a very interesting project for the City. The Planning Commission's recommendation was that the Council adopt an Ordinance approving Ordinance Amendment 06-0469.

PUBLIC COMMENT:

Public Comment

Mark Orman of Woodwork Creations thanked Staff and Council for their help, and especially credited Council Member Landers with helping his operation to become established in 1995 by introducing him and helping him to make valuable contacts. He also thanked Mr. Belmudez for his assistance with this project.

Mark Orman's comments

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mr. Landers said that when he first met Mr. Orman, he had about four employees, and he now had 125. Mr. Landers said he had felt that Mr. Orman was a very decent person that would be an asset to the City. He appreciated the business expertise Mr. Orman had brought with him.

Mr. Landers' comments

Mr. Yarbrough said this was another Perris success story accomplished through hard work and working cooperatively with City Staff and vice-versa. He thanked Staff for their flexibility in working with businesses.

Mr. Yarbrough's comments

Mr. Motte thought this project was interestingly unique, and he looked forward to seeing how it turned out.

Mr. Motte's comments

Ms. Rogers asked Mr. Orman if they had any projections of how the addition of 39,000 sq. ft. would help to increase their employee base or how it would help increase sales tax revenue. Mr. Orman said this phase of the project was about one-third of what they hoped to do within this facility, ultimately hoping to have about 150,000 sq. ft. of retail space, encompassing 25-30 separate stores with a variety of venues, which they would probably own. He said there would be quite a number of people working there, and they expected their revenue to be at least 4-5 times what it currently was. He said they also owned land adjacent to Woodwork Creations, which was where their warehousing would eventually be located.

Ms. Rogers' question and Mr. Orman's response

Mayor Busch explained that Woodwork Creations, Mr. Orman's principal business, created custom furniture, entertainment centers, etc., for the home. He said it was a magnificent operation and one of the City's top sales tax generators on a consistent basis. He congratulated Mr. Orman on this new project.

Mayor Busch's comments

Mayor Busch called for a motion.

Call for Motion

M/S/C: (Landers/Yarbrough) to introduce the First Reading of Ordinance Number 3952 providing findings and approving Ordinance Amendment 06-0469.

Motion to introduce First Reading of Ordinance Number 3952 approving OA 06-0469

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

Approved: 5-0

M/S/C: (Landers/Yarbrough) to adopt Resolution Number 3952 approving Negative Declaration 2239 and Conditional Use Permit 06-0470.

Motion to adopt Resolution Number 3952 approving ND 2239 and CUP 06-0470

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

Approved: 5-0

(Council then returned to Item 8.B.)

(Return to Item 8.B.)

B. *(Continued from page 11)*

Adoption of Resolution Numbers 3949 through 3951 regarding Annexation of Tract 34073 to the City's Maintenance Districts

Mayor Busch requested that the City Clerk open the ballots.

Request for opening of ballots

ELECTION

ELECTION

City Clerk Haughney read the following Assessment Ballots regarding the Annexation of Tract 34073 to the City's Maintenance Districts:

Reading of Assessment Ballots regarding Annexation of Tract 34073 to City's Maintenance Districts

Annexation to Benefit Zone 58, Flood Control Maintenance District No.1: Ballot was marked "Yes."

Annexation to BZ 58, FCMD-1

Annexation to Benefit Zone 83, LMD-1: Ballot was marked "Yes."

Annexation to BZ 83, LMD-1

Annexation to MD 84-1: Ballot was marked "Yes."

Annexation to MD 84-1

Mayor Busch closed the Public Hearing.

Closing of Public Hearing

Mayor Busch called for a motion.

Call for Motion

M/S/C: (Rogers/Yarbrough) to adopt three Resolutions of the City Council of the City of Perris, County of Riverside, ordering the work in connection with Annexation of Tract 34073: Resolution Number 3949, to City of Perris Maintenance District No. 84-1; Resolution Number 3950, to Benefit Zone 83, City of Perris Landscape Maintenance District No. 1; and Resolution Number 3951, to Benefit Zone 58, City of Perris Flood Control Maintenance District No. 1; all three Resolutions giving final approval of the Engineer's Report and levying assessments for Fiscal Year 2007-2008.

Motion to adopt Resolution Numbers 3949 (MD 84-1); 3950 (BZ 83, LMD-1); and 3951 (BZ 58, FCMD-1)

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

Approved: 5-0

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

- A. Dave Stuart of the Perris Valley Chamber of Commerce announced that he was no longer Operations Manager and gave an update on future community events.
- B. Norm Lynde, stating that he would be moving to the Olive Grove community in Perris in about six weeks, asked about obtaining historical information on Perris, and asked if there were plans yet for the City's centennial celebration. The Mayor responded that the Council had already discussed the need to start making advance plans for the celebration.

Dave Stuart's update on future community events

Norm Lynde's comments

11. COUNCIL COMMUNICATIONS:

- A. Council Member Yarbrough said requests had been made by some nonprofits and other organizations regarding donation of surplus City equipment. As the City did not have a policy on how to dispose of the equipment, Mr. Yarbrough requested an agenda item on establishing policies regarding surplus equipment.
- B. Council Member Landers asked for Staff to check into what it would cost for the City to help with paving at the Orange Empire Railway Museum, the second largest train museum in the world. He also announced that the Cancer Society Relay for Life would be coming up soon.
- C. Council Member Motte noted that he had received the Perris Police Department annual report, and asked if the Council would be reviewing it. Mr. Belmudez noted that there would be a Work Session regarding that on April 24th.
- D. Mayor Pro Tem Rogers reminded the Council about the Cops & Clergy Forced Option Training on Thursday, April 12th, at 6:00 p.m. at the Ben Clark Training Center.
- E. Council Member Yarbrough asked for feedback from the public regarding the technical quality of the telecast of the Council Meeting. He also had comments regarding the Staff seating arrangement for the meeting. He again thanked the Staff for all their efforts in completing the facility.

Mr. Yarbrough's request for an agenda item

Mr. Landers' request for information

Mr. Motte's query about the Police Department annual report

Ms. Rogers' reminder

Mr. Yarbrough's comments regarding the telecasting of the Council Meeting

12. CITY MANAGER'S REPORT:

As follow-up to the previous meeting, Interim City Manager Belmudez presented an update regarding trash and debris along the frontage road and I-215, noting that steps had been taken to clean it up, and it would continue to be monitored by Public Works. He pointed out the new City booth, a very mobile marketing tool, located at the back of the Chambers for everyone to check out. He said there was also a table that

Interim City Manager Belmudez' updates on trash dumping, the new City booth, and the Granicus system

went with it, and different configurations and color schemes could be used. Mr. Belmudez also reported that several members of the Council and Staff had traveled to the City of Hesperia to view the Granicus voting system in operation there. He said if it was the Council's pleasure, Staff would bring that item back at the next Council Meeting.

13. CLOSED SESSION:

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

Adjournment to Closed Session

A. Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9(b) – one case

Conference with Legal Counsel

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

Reconvening in Open Session

On Agenda Item 13.A., the Council met with its legal counsel on one case of anticipated litigation under Government Code Section 54956.9(b). The Council gave direction to the City Attorney, but no reportable action was taken.

Attorney's Report on Closed Session

14. ADJOURNMENT:

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

Adjournment

Respectfully submitted,

Judy L. Haughney, City Clerk