

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority
Date of Meeting: 13 January 2004
Time of Meeting: 6:00 p.m.
Place of Meeting: Senior Center – City of Perris

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.

6:05 p.m. Called to Order

2. *ROLL CALL:*

Council Members Present: Rogers, Landers, Motte and Busch.
Councilmember Yarbrough arrived at 6:15 p.m.

Four Councilmembers present.

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Finance Director Rogers-Elmore, Community Development Director Gutierrez, City Engineer Motlagh, Public Services Director Owens, Police Chief Kestell and City Clerk Rey.

All Staff Members Present.

3. *INVOCATION:*

Deacon Russ Cullimore from Redeemer Lutheran led the invocation.

Deacon Russ Cullimore led the invocation.

4. *PLEDGE OF ALLEGIANCE:*

Mayor Pro Tem Landers led the Pledge of Allegiance.

Mayor Pro Tem Landers led the Pledge.

5. *PRESENTATIONS/ANNOUNCEMENTS:*

Kathy Boyer, Human Resources Consultant with the Riverside County EDA to give a presentation regarding the Workforce Development Centers First-Source Hiring Agreement.

Ms. Boyer was introduced by Rick Alaldi who explained the goal of the Workforce Development Board.

Mr. Alaldi explained the goal of the Workforce Development Board.

Ms. Boyer explained what services the Workforce Development Center offered job seekers as well as employers. The Center was asking the City of Perris to partner with them in order to help bring new businesses to the City and to support existing businesses.

Ms. Boyer explained the services offered by the Workforce Development Center and their request to the City.

6. APPROVAL OF MINUTES:

- A. Approval of the minutes of the Special City Council Meeting held December 2, 2003 and the Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA held December 9, 2003.

Approval of the minutes of the Special City Council Meeting held December 2, 2003 and the Joint Meeting of the City Council Redevelopment Agency, PPFA and PPUA held December 9, 2003.

M/S/C (Landers/Yarbrough) to approve the minutes of the Special City Council Meeting held December 2, 2003 and the Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA held December 9, 2003.

Approved: 5-0

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

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment

- A. To approve the second reading of Ordinance Number 1125 entitled:

Adoption of Ordinance Number 1125 Amending Chapters 18.12 and 19.54 of the Perris Municipal Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING CHAPTERS 18.12 AND 19.54 OF THE PERRIS MUNICIPAL CODE REGARDING THE PROCEDURES FOR REVIEWING SUBDIVISION MAPS.

Approved: 5-0

- B. Consideration and discussion to approve and authorize the Mayor to execute the Settlement Agreement and General Release between Lockheed Martin Corporation and the Member Agencies of the Riverside County Habitat Conservation Agency regarding the Acquisition of Land for the Expansion Requirement of the long-term Stephens' Kangaroo Rat Habitat Conservation Plan.

Approval of the Settlement Agreement and General Release regarding the acquisition of land for the expansion requirement of the long-term Stephens' Kangaroo Rat Habitat Conservation Plan.

Approved: 5-0

- C. Approval of Warrants

*Approval of Warrants
Approved: 5-0*

M/S/C: (Landers/Motte) To approve the Consent Calendar as presented.

*Approval of the Consent Calendar.
Approved: 5-0*

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

8. PUBLIC HEARINGS: None

No Public Hearings

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

- A. Consideration and discussion to make appointments to the various agencies and committees to which the City Council or their delegates are members.

Appointments to the various agencies and committees to which the City Council or their delegates are members.

Approved: 5-0

Introduced by: Hector Apodaca, City Manager

Mayor Busch explained that the process had been appointments made by the Mayor and voted on by the Council. He recommended

Mayor Busch explained the process and recommended that no changes be made.

that no changes be made this year.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Yarbrough expressed his point of view regarding the advantage of rotating the Council in order to give exposure to other areas; however if a Council Member was serving on a Committee in which they had no interest, they would not be as effective as they might otherwise have been. He would, however, be happy to continue to serve on his present committees.

Councilmember Yarbrough though that rotation would give the Council Members exposure to other areas.

Mayor Busch re-appointed the Council Members and alternates to their current Committees.

Mayor Busch re-appointed the Council Members to their current Committees.

M/S/C (Rogers/Motte) for the current appointments to remain the same.

Approval for the appointments of the Council Members to remain the same.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch

NOES:

- B. Consideration and discussion to appoint an Ad Hoc Committee to work with the Chamber of Commerce on the Terms of a Cooperative Memorandum of Understanding.

Appointment of Councilmembers Yarbrough and Rogers to the Ad Hoc Committee.

Approved: 5-0

Introduced by: Hector Apodaca, City Manager

City Manager Apodaca explained that this item was to recommend an appointment or to ask for volunteers to work with the Chamber of Commerce on the terms of a Cooperative Memorandum of Understanding.

City Manager Apodaca explained the purpose of this item.

PUBLIC COMMENT: None

No public comment

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Yarbrough stated that this was an agenda item that he had requested. He said that at one time there were over 400 members in the Chamber and their function was to help maximize the businesses throughout the City. He would like to and restore the City's partnership with the Chamber and volunteered as a participant on the Ad Hoc Committee.

Councilmember Yarbrough volunteered as a participant on the Ad Hoc Committee.

Mayor Pro Tem Landers stated that he had served two terms as President of the Chamber. He explained that the Chamber of Commerce meant the businesses in the City. The Chamber's goal was to help bring new businesses to the City and retain the ones already there. He would like to see the Chamber and the City work together for their mutual benefit and would like to see Councilmember Rita Rogers on the committee.

Mayor Pro Tem Landers explained that the Chamber of Commerce meant the businesses in the City and would like to see Councilmember Rogers on the Committee.

Councilmember Rogers believed that partnership between the Chamber and the City was vital to the economic development and marketing of the City and volunteered for the Ad Hoc Committee

Councilmember Rogers volunteered for the Committee.

Councilmember Motte thought that the City Manager should help facilitate the Memorandum of Understanding.

Councilmember Motte thought the City Manager should help facilitate the Memorandum of Understanding.

Councilmember Yarbrough explained that Community Development Director Olivia Gutierrez was the liaison between the City and the Chamber, and that as a Senior Staff Member, she could follow that short chain of command directly to the City Manager.

Councilmember Yarbrough explained that Director Gutierrez was the liaison between the City and the Chamber.

PUBLIC COMMENT:

Garrett Yarbrough, the newest member of the Chamber, expressed the Chamber's desire to work with the City to develop a way to help the businesses in the City.

Garrett Yarbrough expressed the Chamber's desire to work with the City.

Mayor Busch appointed Councilmembers Yarbrough and Rogers to the Ad Hoc Committee.

Mayor Busch appointed Councilmembers Yarbrough and Rogers to the Ad Hoc Committee.

M/S/C (Motte/Landers) to appoint Councilmembers Yarbrough and Rogers to the Ad Hoc Committee to work with the Chamber of Commerce on the terms of a cooperative Memorandum of Understanding between the City and the Chamber.

*Appointment of Councilmembers Yarbrough and Rogers to the Ad Hoc Committee.
Approved: 5-0*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

NOES:

- C. Consideration and discussion to approve and authorized the Mayor to sign the Ethanac Road Reconstruction Project Cooperative Agreement between the City of Perris and the County of Riverside.

*Approval of the Ethanac Road Reconstruction Project Cooperative Agreement with the County of Riverside.
Approved: 5-0*

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh explained that this was a capital improvement project and that Riverside County would be participating in the cost. The City's portion of the cost would be about \$780,000 and would be paid for by Development Agreement fees. After the agreement is approved by the City and the County's Board of Supervisors, the project will be brought back to the Council in February or March to go out to bid.

City Engineer Motlagh explained the project.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Rogers asked if funds were already set aside for this project.

Councilmember Rogers asked if funds were already set aside.

City Engineer Motlagh responded that no general funds would be allotted to this project and that the County's participation would be based on reimbursement.

City Engineer Motlagh responded that the County's participation would be based on reimbursement.

Mayor Pro Tem Landers asked if this project was the same as the East-West Corridor project.

Mayor Pro Tem Landers asked about the East-West corridor.

City Engineer Motlagh responded that the County and RCTC had decided that Cajalco/Ramona Expressway would serve as the East-West Corridor. The current project would rehabilitate the existing pavement between Goetz Road and the 215 but did not include any extension of Ethanac Road.

City Engineer Motlagh responded that Cajalco/Ramona Expressway had been designated as the East-West Corridor.

Councilmember Motte asked if the bridge by the freeway would be considered in this project.

Councilmember Motte asked about the bridge.

City Engineer Motlagh responded that this project would not be held up for construction of the bridge but would need to be coordinated with Classic Pacific regarding their sewer project. The sewer project should start in the next two months and the road would be right after that.

City Engineer Motlagh responded that the project would need to be coordinated with Classic Pacific.

Councilmember Yarbrough asked if the County was short on funds for their share of the project.

Councilmember Yarbrough asked if the County was short on funds for the project.

City Engineer Motlagh explained that the County had the money for the project as proposed. The City was attempting to put in three lanes but the County did not have adequate funds for that. The City may have been able to use TUMF funds and get reimbursed by WRCOG.

City Engineer Motlagh explained that the County had the funds for the project as proposed.

Councilmember Yarbrough asked if this would take away from other TUMF funds for the City and if this project was part of the General Plan.

Councilmember Yarbrough asked for the relationship with TUMF funds.

City Engineer Motlagh responded that potentially this would take away from other TUMF projects but that the sub-committee would make the decision as to how the TUMF funds would be allocated. As this project was proposed it was a rehabilitation project.

City Engineer Motlagh responded that the sub-committee would make the decision as to how TUMF Funds were allocated.

Councilmember Yarbrough asked if there were any plans or designs for pedestrian or bike lanes in this project.

Councilmember Yarbrough asked about pedestrian or bike lanes.

City Engineer Motlagh responded that the City was trying to get the additional lane, so there would be an opportunity to add these types of things.

City Engineer Motlagh explained that this is why the City had proposed to add a third lane.

Councilmember Yarbrough believed that these things needed to be identified in the General Plan.

Councilmember Yarbrough believed this needed to be identified in the General Plan.

Mayor Busch asked about the money from Development Agreements and if this was in the form of a friendly loan.

Mayor Busch asked about Development Agreements.

City Engineer Motlagh explained that it was a condition of the agreement with Classic Pacific to contribute toward the project.

City Engineer Motlagh explained that Classic Pacific would contribute toward the project.

Mayor Busch thought that bike lanes would be advantageous and hoped that the plans for the project would address the problems on Goetz Road.

Mayor Busch hoped the project would address the problems on Goetz Road.

City Engineer Motlagh explained that there would be two signals added to Goetz Road; one at Ethanac and one at the entrance to Classic Pacific.

City Engineer Motlagh explained that two signals would be added to Goetz Road.

M/S/C (Landers/Rogers) to approve and authorize the Mayor to sign the Ethanac Road Reconstruction Project Cooperative Agreement between the City of Perris and the County of Riverside.

Approval of the Ethanac Road Reconstruction Project Cooperative Agreement between the City of Perris and the County of Riverside.

AYES: Yarbrough, Landers, Motte, Rogers, Busch

Approved: 5-0

NOES:

- D. Consideration and discussion to loan \$100,000 to the March JPA to partially fund lobbying efforts to preserve operations at March Air Reserve Base.

Introduced by: Eric Dunn, City Attorney

City Attorney Dunn explained that this request came from the March Joint Powers Authority due to base closures in the next two years. They would like to hire a lobbyist firm to work with the Defense Department in order to preserve operations at the base. They were asking the four member agencies to loan funds to pay for the lobbying contract. The loan would be repaid with future revenue derived when the base further developed. He recommended bringing the loan document to the Consent Calendar when the JPA had it completed.

City Attorney Dunn explained that the loan would be to hire a lobbyist firm to work with the Defense Department in order to preserve operations at March Air Reserve Base.

Mayor Busch explained that the Director of the March Joint Powers Authority had been invited to the Council Meeting but had a previously scheduled meeting to attend. He suggested the Council take a ten-minute break to give him a chance to arrive.

Mayor Busch suggested taking a ten minute break in order to give the Director of the March Joint Powers Authority a chance to arrive.

Break 6:50 to 7:10 p.m.

After the break Mayor Busch announced that Mr. Larry James, the President of the Pop Warner Football League would make a presentation.

After the break Mayor Busch announced that the Pop Warner Football League would make a presentation.

Mr. James presented Certificates of Appreciation to Mr. Walter Carter and Mr. Ted Owens of Perris Parks and Recreation and to Mr. John Ford, a real estate development specialist, who was a sponsor for the league.

Mr. James presented Certificates of Appreciation.

Mayor Busch requested predictions for next season.

Mayor Busch requested predictions for next season.

Mr. James responded that they are predicting that they would need to expand by at least three teams or an additional one hundred children.

Mr. James predicted that they would need to expand by at least three teams.

Mayor Busch announced that Mr. Phil Reisel, Director of the March Joint Powers Authority, had arrived and would make a presentation regarding the JPA.

Mayor Busch introduced Mr. Phil Reisel, director of the March JPA.

Mr. Reisel explained that the Inland Empire Installation Support Committee had been formed to help maintain March Air Reserve Base and the Norco Naval Station. In order to try to keep the bases off the Base Realignment and Closure (BRAC) list in 2005, it was elected to hire a lobbyist firm. Both the Technical Advisory Committee and the Executive Committee had suggested that since the four jurisdictions owned the JPA and the JPA brought in around \$374M a year in economic impact to the area, each of the jurisdictions would make a long term loan on an equal basis. The loan amount would be \$400,000 over twenty months or \$100,000 from each jurisdiction. The loan would be repaid through redevelopment funds.

Mr. Reisel explained the effort to try to preserve March Air Reserve Base.

PUBLIC COMMENT:

Terry Slavin, a resident of Perris, asked if every dollar of the \$400,000 would be accounted for.

Terry Slavin requested a breakdown of the \$400,000.

Mr. Reisel explained that some bases would be exempt from the BRAC and that March had a very good chance of remaining but asked if the City wanted to take that chance. March was the largest reserve and guard base in the nation but was also the most expensive to operate. The committee was in the process of refining the contract with the lobbyist firm to define exactly what was needed in order to preserve the base and how the monies would be used. Mr. Reisel explained the restructuring of the base that occurred in the 1990's and that March's diversity may help keep it off the BRAC list.

Mr. Reisel explained that the committee was refining the contract with the lobbyist firm to define that issue.

COUNCIL QUESTIONS AND DISCUSSION:

Mayor Pro Tem Landers voiced his support of the project.

Mayor Pro Tem Landers supported the project.

Councilmember Yarbrough supported the project but thought that it would be more in balance to structure the loan based on population.

Councilmember Yarbrough thought the loan should be based on population.

Mr. Reisel explained that this had been discussed at both the Advisory and Executive Committees but that according to the JPA agreement the liability remained with all four jurisdictions on an equal basis.

Mr. Reisel stated that according to the JPA agreement the liability with all four jurisdictions was equal.

Councilmember Yarbrough stated that the City would do whatever

Councilmember Yarbrough supported the project.

they had to do to support this project.

Councilmember Motte asked about the repayment terms of the loan.

Councilmember Motte asked about repayment terms.

Mr. Reisel responded that it would be a no-interest loan over a twenty year period.

Mr. Reisel explained the terms.

Councilmember Rogers supported the project in concept but would like to see the loan documents for further consideration.

Councilmember Rogers would like to see the loan documents.

Mayor Busch pointed out that the lobbyist group was only representing two other installations and asked Mr. Reisel to comment on that and how this BRAC was different from the previous BRAC.

Mayor Busch asked about other installations the lobbyist group was representing and how this BRAC was different than the previous one.

Mr. Reisel responded that the lobbyist group was representing Scott Air Force Base in Illinois and Wright Patterson Air Force Base in Ohio. This BRAC was different in that it was being run out of the Secretary's office and was not as political as the previous BRAC.

Mr. Reisel responded that the two bases were Scott Air Force Base and Wright Patterson Air Force Base and that this BRAC would not be as political as the previous one.

Mayor Busch stated that he had asked the City Manager to look into using Redevelopment funds to provide funds for this project.

Mayor Busch had asked the City Manager to look into using Redevelopment funds.

City Manager Apodaca stated that a combination of Redevelopment and General Funds will probably be used.

City Manager Apodaca stated that a combination of funds would be used.

Mayor Busch asked if the loan could be in the form of installments.

Mayor Busch asked about installments on the loan.

Mr. Reisel believed that would be a possibility.

Mr. Reisel believed that would be possible.

City Attorney Dunn stated that on the original agenda submittal the request was to approve and authorize the Mayor to sign the agreement. A better recommendation would be to approve the agreement in concept and bring the loan agreement back to the Council at a later date.

City Attorney Dunn gave a better recommendation.

M/S/C (Landers/Yarbrough) to approve in concept and authorize the Mayor to sign the executed loan agreement with the March Joint Powers Authority subject to review by the City Attorney for both the City Council and the Redevelopment Agency.

*Approval of the agreement in concept jointly between the City Council and the Redevelopment Agency.
Approved: 5-0*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

NOES:

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

Terry Masot, Hot Dogs will Travel, was told that the City would not sell him a business license and that he would not be able to sell his hot dogs in the City. Mr. Masot indicated that customer service needed improvement.

Terry Masot, Hot Dogs will Travel, was told that he could not sell his hot dogs in the City.

Mayor Busch assured Mr. Masot that the City Manager would look into it for him.

Mayor Busch said that the City Manager would look into the problem.

Mr. John Barnes, Barnes Awards and Engraving, announced the Chamber of Commerce Mixer and that the special guests would be 5th District Supervisor Marion Ashley and Riverside County Sheriff, Bob Doyle. The subject of the meeting would be a Community Response Vehicle for neglected and abused children in the City.

Mr. John Barnes announced the Chamber of Commerce Mixer.

Mr. Tim Rogers, Perris Valley Chamber of Commerce announced other Chamber events.

Mr. Tim Rogers announced other Chamber events.

City Manager Apodaca announced that City Council meetings are aired on Channel 3 the morning following the meeting at 9:00 a.m. and again on Thursday at 6:00 p.m. until the next meeting.

City Manager Apodaca announced the times of airing for the City Council meetings.

11. CITY COMMUNICATIONS: (Committee Reports, Agenda Items, Meeting Requests and Review, etc.

Councilmember Rogers announced that on December 15th, she had attended the Joint meeting of the Board of Supervisors and the Commissioners for the Department of Community Action. The subject of the meeting was “Working to Eliminate Poverty”. That same day, she, Chief Kestell and Lieutenant Robinson had met with Chief Jim Bruman of Redlands regarding the Parolee Program. That evening there had been a Ministers quorum with Supervisor Ashley as the guest speaker to develop a Cops and Clergy network to help the community. Coming up would be the Martin Luther King celebrations.

Councilmember Rogers made announcements.

Mayor Pro Tem Landers announced that the Second Annual Rely for Life kickoff, for the American Cancer Society, had been last Thursday and was very well attended.

Mayor Pro Tem Landers announced the Second Annual Rely for Life kickoff had been a success.

Mayor Busch asked City Engineer Motlagh about the joint project with Moreno Valley to widen Perris Boulevard north of Ramona Expressway.

Mayor Busch asked about the project to widen Perris Boulevard.

City Engineer Motlagh explained that this was a STIP project and that the State had borrowed the money. Moreno Valley had developers that had improved Perris Boulevard on their side.

City Engineer Motlagh explained that this was a STIP project.

Mayor Busch asked City Manager Apodaca to bring an update to the Council regarding the electronic water meters. He announced that the next Council meeting will be back in the City Council Chambers and that he, along with Councilmember Rogers, City Clerk Rey and City Manager Apodaca, had attended the League of Cities in Riverside. Former Governor Jerry Brown, who is now the Mayor of Oakland, and the Senate Majority Leader had discussed the State Budget.

Mayor Busch asked for an update on the electronic water meters to be brought back to Council and announced that the next Council meeting would be in the City Council Chambers. The State Budget had been discussed at the League of California Cities.

12. CITY MANAGERS REPORT:

City Manager Apodaca gave an update on the restoration of the Train Depot and stated that bidding for construction should begin in early summer. The Parks Subcommittee would meet to discuss bike trails at the Classic Pacific Park Development on Goetz Road. He announced that the City had received \$1.1M for the Ethanac project from the Classic Pacific development and \$200,000 from the Val Verde School District for the construction of the Rider Street project. He would bring an update on all the housing and other developments throughout Perris to the next Council meeting.

City Manager Apodaca gave updates on projects in the City.

Mayor Busch adjourned the meeting to closed session at 8:05 p.m.

The Meeting was adjourned to closed session.

13. CLOSED SESSION:

1. Conference with Legal Counsel – Anticipated Litigation
 - a. Exposure to litigation – Government Code Section 54956.9(b):
1 case
 - b. Initiation of litigation – Government Code Section 54956.9(c):
1 case

2. Conference with Real Property Negotiators
Property: Parcel Number 311-190-008-009
City Negotiators: Hector Apodaca, City Manager
Michael McDermott, Real Property Analyst
Negotiating Parties: Judith F. Spiegel Trust
Nathan H. Benjamin Spiegel Trust
Under Negotiation: Price and terms of payment

*Direction was given to Staff
No Reportable Action was taken.*

*Direction was given to Staff
No Reportable Action was taken.*

14. ADJOURNMENT:

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 9:45 p.m.

*9:45 p.m. Joint City Council,
RDA, PPFA & PPUA Adjourned*

Respectfully Submitted,

Margaret Rey, City Clerk