

CITY OF PERRIS

MINUTES: Special Meeting of City Council
Date of Meeting: 18 May 2004
Time of Meeting: 4:00 p.m.
Place of Meeting: City Council Chambers

1. CALL TO ORDER

The Honorable Mayor Busch called the Special Meeting of the City Council to order.

4:00 p.m. Called to Order

2. ROLL CALL:

Council Members Present: Rogers, Yarbrough, Landers, Busch
Councilmember Motte was not present.

*4 Council Members present.
Councilmember Motte was not present.*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Interim Finance Director Fructuoso, Community Development Director Gutierrez, City Engineer Motlagh, Police Chief Kestell and City Clerk Rey.

Staff Members Present.

3. CONSENT CALENDAR:

- A. Consent Calendar to approve the purchase agreement for a portion of Denny's property for the Fourth Street Roundabout project.

Contract between Denny's and the City of Perris regarding purchase of property for Fourth Street Roundabout project.

Introduced by: Habib Motlagh, City Engineer

Habib Motlagh, City Engineer, requested this meeting to assure that we protect our State and Federal funding on these projects. There were two pieces of property that were needed to make the project functional. The two properties were Denny's and Chevron. The cost to purchase the property at Denny's was estimated at \$4,100. Janet Parks, Department of Facilities for Riverside County, was our right-of-way agent for this project. Cal Trans approved the appraisal, and the offer was made and accepted by the Denny's Restaurant Owner.

City Engineer Motlagh gave an explanation of the process for purchasing a portion of Denny's property for the Roundabout project.

Janet Parks, Riverside County Department of Facilities, stated that Denny's had the leasehold interest and that Mr. Anderson was the property owner and they were dealing with him as the titleholder. There was an appraisal on the property and there was a slight difference associated with landscaping.

Janet Parks, Riverside County Department of Facilities, commented on the leasehold interest with Denny's.

Mayor Pro Tem Landers asked whether we paid \$4,100 for an appraisal.

Mayor Pro Tem Landers asked whether we paid \$4,100 for an appraisal.

Habib Motlagh responded that \$4,100 was the total cost to purchase the right-of-way.

City Engineer Motlagh responded that \$4,100 was the total cost to purchase the right-of-way.

Janet Parks stated that it does cost a lot for appraisals.

Janet Parks stated appraisals were costly.

PUBLIC COMMENT: None

No Public Comment

M/S/C: (Landers/Rogers) to approve the purchase agreement for the portion of Denny’s property for the Fourth Street Roundabout project.

Motion to approve the purchase agreement for the portion of Denny’s property for the Fourth Street Roundabout project.

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

*Approved: 4-0
(Motte absent)*

4. PUBLIC HEARING

- A. Consideration of a Resolution of Necessity to acquire a portion of Chevron Property for the Fourth Street Project.

Consideration of Resolution of Necessity to acquire a portion of Chevron Property for the Fourth Street Project.

Habib Motlagh, City Engineer, stated that this item was more complicated than the previous item.

City Engineer Motlagh explained that this item was more complicated than the previous item.

Eric Dunn, City Attorney, expressed the direction was to proceed with the acquisition of this property. An agreement was not reached yet, but in order to preserve the funding that was at risk, the condemnation process was initiated. The Resolution of Necessity was the first step that allows the City to go to court and get possession of the property. It requires 2/3 vote of the legislative body. After the Resolution is signed, we would actually go to court and get possession of the property.

City Attorney Dunn expressed the direction to proceed with this property.

Habit Motlagh, City Engineer, explained the purpose of the Roundabout was to reduce congestion and move traffic through. This was the proposal from Cal Trans in lieu of a signal that we had received a grant for, and Cal Trans believed that operation-wise, the signal would not improve the traffic. As for Chevron, some right-of-ways would be vacated once the project was completed.

City Engineer Motlagh explained the purpose of the Roundabout project.

Janet Parks, Riverside County, explained that she had presented an offer to Chevron through Mr. Mike Lucy. There had been many discussions, and this project would affect their property as far as ingress and egress. Chevron was concerned as to how much their property would be affected.

Janet Parks explained her presentation to Chevron through Mike Lucy.

PUBLIC COMMENT:

Public Comment

Mike Lucy, Development Specialist for Chevron/Texaco, commented that he had purchased the property for Chevron. He had been anticipating this project for a long time. They are in support of the project. There was concern about to what degree there would be injury during the process of construction.

Mike Lucy, Development Specialist for Chevron/Texaco, commented on the anticipation of this project.

Councilmember Rogers asked approximately how long the construction span would last.

Councilmember Rogers asked approximately how long the construction span would last.

Habib Motlagh, City Engineer, estimated four months.

City Engineer Motlagh estimated four months.

Habib Motlagh, City Engineer, indicated that we would work with the project when they come for landscaping and new signs. Also, we would be willing to work with Chevron.

City Engineer Motlagh indicated that we would work with the project when they come for landscaping and new signs.

Olivia Barnes, Community Development Director, stated that when Chevron makes their request for sign plans, this would be a sign program and that would allow us to look at the needs of the particular situation.

Director Barnes stated that when Chevron makes their request for sign plans, it would be a sign program.

Mike Lucy, Development Specialist for Chevron/Texaco, expressed that they would be coming forward at that time to completely rebuild the station.

Mike Lucy expressed that they would be coming forward at that time to completely rebuild the station.

Mayor Busch asked if during the remodeling of the station, they would shut down the station for a period of time.

Mayor Busch asked if when they re-do the station, would they shut it down for a period of time.

Mike Lucy responded there would be nothing there, because they would pull everything out.

Mike Lucy responded there would be nothing there because they would pull everything out.

Mayor Busch responded that would be the ideal time and that would benefit everyone.

Mayor Busch responded that would be the ideal time and that would benefit everyone.

City Engineer Motlagh commented that our goal was to obligate the funds as soon as possible.

City Engineer Motlagh commented that our goal was to obligate the funds as soon as possible.

Mayor Pro Tem Landers commented that this was one of the main entrances of our downtown. He questioned the cost of the design currently in place.

Mayor Pro Tem Landers commented that this was one of the entrances of our downtown.

City Engineer Motlagh responded that there were several alternatives addressed some time ago. This interchange remains on Measure A.

City Engineer Motlagh responded that there were several alternatives addressed some time ago.

Mayor Pro Tem Landers asked about the square footage of the Chevron property we are acquiring.

Mayor Pro Tem Landers asked about the square footage of the Chevron property we are acquiring.

Councilmember Rogers responded the square footage would be 1700.

Councilmember Rogers responded the square footage would be 1700.

Janet Parks stated that we were giving Denny's back a part of the right-of-way that was in the existing street. The total compensation that we are giving Denny's would be approximately \$23,600, and that does not include an additional amount of money to move the sign as discussed.

Janet Parks stated that we were giving Denny's back a part of the right-of-way that was in the existing street.

Mayor Pro Tem Landers expressed that he understands that you have to pay more to get a project completed. He suggested the surrounding area be redesigned. We need to pay attention to the entrances of our city.

Mayor Pro Tem Landers suggested the surrounding area be redesigned.

Councilmember Yarbrough commented the Roundabout would take care of the stop sign problem. He expressed his appreciation for Chevron working with the City Council. He suggested that we work on ways to make this a minimal impact on Chevron.

Councilmember Yarbrough commented the Roundabout would take care of the stop sign problem.

Mayor Busch commented that the purpose of this meeting was to meet our timeline with Chevron.

Mayor Busch commented that the purpose of this meeting was to meet our timeline with Chevron.

City Engineer Motlagh stated Cal Trans was changing their target daily and nobody knows when this target will stop. The approval of this project will guarantee that we can submit our package to Cal Trans and get a permit from their other division, get the Federal Government to approve the project, and then go through the process that may take two or three months.

City Engineer Motlagh stated Cal Trans was changing their target daily.

Mayor Busch wanted the public to understand that his exercise was to meet the deadlines.

Mayor Busch wanted the public to understand that this exercise was to meet the deadlines.

City Attorney, Eric Dunn, added that his office would be working with Janet Parks and Chevron to resolve any differences.

City Attorney Dunn added that his office would be working with Janet Parks and Chevron to resolve any differences.

M/S/C: (Landers/Yarbrough) to approve the purchase agreement to acquire a portion of the Chevron property for the Fourth Street Roundabout project.

Motion to approve the purchase agreement to acquire a portion of the Chevron property for the Fourth Street Roundabout project.

AYES: Busch, Rogers, Yarbrough, Landers

NOES:

ABSENT: Motte

*Approved: 4-0
(Motte absent)*

5. ***ADJOURNMENT:***

By unanimous consent, the Special City Council Meeting was adjourned at 5:30 p.m.

5:30 p.m. Special City Council Meeting was adjourned.

Respectfully Submitted,

City Clerk, Margaret Rey

