

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority
Date of Meeting: 25 May 2004
Time of Meeting: 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: *Landers, Motte, Rogers, Yarbrough, Busch*

Councilmembers present.

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

All Staff Members Present.

3. INVOCATION: Councilmember Rogers led the invocation.

Councilmember Rogers led the invocation.

4. PLEDGE OF ALLEGIANCE:

Councilman Landers led the Pledge of Allegiance.

Mayor Pro Tem Landers led the Pledge.

5. PRESENTATIONS/ANNOUNCEMENTS:

- A. Mayor Busch presented a proclamation to Eastern Municipal Water District proclaiming May 2004 as Water Awareness Month.

Mayor Busch presented a proclamation to Eastern Municipal Water District proclaiming May 2004 as Water Awareness Month.

- B. Betty Gible and Stacey Rodriguez from Eastern Municipal Water District honored the following student as winners of the poster contest for Water Awareness Month. Mayor Busch and Don Sullivan presented awards to the following students: Dianna Herrera and Michael Echeverria. Emily Richardson was not present.

Betty Gible and Stacey Rodriguez from Easter Municipal Water District honored the following student as winners of the poster contest for Water Awareness Month. Dianna Herrera and Michael Echeverria.

6. APPROVAL OF MINUTES:

- A. Approval of the Minutes of the Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA held May 11, 2004.

M/S/C: (Rogers/Yarbrough) to approve the minutes of the regular City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held on May 11, 2004. *Minutes of May 11, 2004
Approved: 5-0*

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

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment

- A. To approve Final Tract Map 30662-1 (04-0243) for Phase I of Tentative Tract 30662 consisting of 173 residential lots generally located at the southwest corner of Goetz Road and Ethanac Road within the R7 Residential designation. Applicant: Classic Pacific *Final Tract Map 30662-1 (04-0243) for Phase I of TTM 30662 consisting of 173 residential lots.*
- B. To approve the Maintenance Agreement between the Riverside County Transportation Department and the City of Perris for construction of two signals on Goetz Road and authorize the Mayor to execute the agreement. *Maintenance Agreement between the Riverside County Transportation Department and the City of Perris.*
- C. To authorize closure of Nuevo Road between Dunlap Drive and Murrieta Road. *Closure of Nuevo Road between Dunlap Drive and Murrieta Road.*
- D. To approve Final Tract Map 3114 (Case No. 04-0232), a proposal to subdivide approximately 12.6 acres of land into 103 lots within the R14 Zone for single family residential development. Applicant: John Reichel for Young Homes *Final Tract Map 3114 (Case No. 04-0232), a proposal to subdivide approximately 12.6 acres of land into 103 lots.*

Councilmember Motte requested Item A pulled and voted on separately.

M/S/C: Rogers/Yarbrough) to approve the balance of the Consent Calendar.

Motion to approve the balance of the calendar.

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

Approved 5-0

M/S/C: (Rogers/ Motte) approval to pull Item A.

Motion to approve Item A

AYES: Busch, Rogers, Yarbrough
NOES:

Approved 3-2

ABSTAIN: Landers, Motte

*AYES: Busch, Rogers, Yarbrough
ABSTAIN: Landers, Motte*

8. **PUBLIC HEARINGS:**

- A. Consideration and discussion to adopt Resolution Number (next in order) and approve Mitigated Negative Declaration (2141) and Tentative Tract Map 31304 (03-0241), to subdivide approximately 40.4 acres of land into 123 lots for single family residential development located at the northeast corner of Mountain Avenue and McPherson Road. Applicant: Riverside Valley Land Company

TTM Map 31304 (03-0241) to subdivide approximately 40.4 acres of land into 123 lots.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP 31304 (03-0241) ON APPROXIMATELY 40.4 ACRES OF LAND INTO 123 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND MCPHERSON ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF

Resolution Number (next in order) and approval of Mitigated Negative Declaration (2141) and TTM 31304 (03-0241), to subdivide approximately 40.4 acres of land into 123 lots for single family residential development.

Introduced by: Olivia Barnes, Community Development Director

Olivia Barnes, Community Development Director, addressed the City Council with the proposed consideration of Tentative Tract map 31304 and they are proposing to subdivide the subject property into 123 lots. The site is currently vacant. The property is Zoned R7 allowing for a density of 7 units per acre. The majority of the lots are greater than 8,000 sq. feet. Olivia Barnes stated City Engineer had reviewed the project and had appropriately conditioned for circulation, street improvements and drainage. The Planning Commission did consider this particular map and is recommending approval to the City Council.

Olivia Barnes, Community Development Director, addressed the City Council for proposed consideration of TTM 31304.

Also through the Planning Commission Deliberations they did add an additional condition which required for pavement. Another addition to the applicant was to consider doing a large terminex of single stories so you don't get the predominance of two-story units throughout the subdivision. The recommendation of the Planning Commission was to adopt the Resolution approving the Mitigated Negative Declaration Number (2141) and Tentative Tract Map 31304 subject to the conditions of approval. The Engineer and Applicant were both present for any further questions.

PUBLIC COMMENT:

Olivia Barnes, Community Development Director, interpreted for the citizen Thomas Santiago, 2550 Sofie Street in Perris. His question was what the process is and when will the developer start construction. Mayor Busch asked Olivia Barnes to translate the answer in Spanish to Mr. Santiago. She explained that this is a tentative map and that the approval would subdivide the property. The normal process would be possibly within a year that the developer would be ready to build. Mr. Santiago also inquired if they would have a second notice at that time and she informed him that further legal notice is not required when they build only at the time they divide the property.

Olivia Barnes interpreted in Spanish for citizen public comment.

CITY COUNCIL COMMENTS:

Councilmember Motte asked if there was a CFD for maintenance and interior streets and police and fire.

Councilmember Motte asked about the CFD Maintenance.

Olivia Barnes responded that the maintenance is conditioned. The project is conditioned. Because it is located at the south end of the city it does not go into the north and CFD for the fire station.

Olivia Barnes commented the maintenance is conditioned.

Habib Motlagh, City Engineer, responded that condition number 20 covers the maintenance streets.

Habib Motlagh responded that condition number 20 covers the maintenance.

Mayor Pro Tem Landers commented that this sounds like a good project. The Council had talked before about 6,000 sq. ft lots are acceptable to us. It was good to see this come forward.

Mayor Pro Tem Landers commented that this sounded like a good project. The Council had talked before about 6,000 sq. ft lots are acceptable to us. It was good to see this come forward.

M/S/C: (Rogers/Landers) to adopt Resolution Number (next in order) proving the Mitigated Negative declaration 2141 TTM 31304 to subdivide 40 acres of land at the northeast corner of Mountain Ave and McPherson Road into 123 residential lots and making findings in support thereof.

Adoption of Resolution Number (next in order) proving the Mitigated Negative Declaration 2141 TTM 31304 to subdivide 40 acres of land at the northeast corner of Mountain Ave and McPherson Road into 123 residential lots making findings in support thereof.

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

Motion Approved: 5-0

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

- A. Consideration and discussion to approve the contract services agreement between B&L Weed Abatement and the City of Perris for weed abatement services.

Contract Services between B&L Weed Abatement and the City of Perris.

Introduced by: Olivia Barnes, Community Dev. Director

Olivia Barnes gave an update of the selection of the B&L Weed Abatement services. This was the time of year where the city is required to provide the municipal service of weed abatement due to hazards of fire during this particular season. Staff did conduct an RFP and had a response of a number of contractors. Tony Romero the neighborhood preservation officer handled most of this project. The budgeted amount in the past year as well as the in the proposed budget is equivalent to the amount contained within the contract. Staff is recommending that you approve the contract with this particular contractor.

Olivia Barnes, Community Development Director explained the B&L Weed Abatement services.

PUBLIC COMMENT: None

COUNCIL QUESTIONS AND DISCUSSIONS:

Councilmember Yarbrough asked if there was a representative from the fire department.

Councilmember Yarbrough asked if there was a representative from the fire department.

Olivia Barnes commented that Chief Williams was present and the contractor is present also.

Olivia Barnes informed the City Council that Chief Williams and the Contractor were present.

Councilmember Yarbrough asked where we as far as fires.

Councilmember Yarbrough questioned our status on fires.

Chief Williams responded that they have had several grass fires a week. He also gave a brief update on current events.

Chief Williams responded.

Councilmember Yarbrough expressed his concerns that we keep control of this. If the properties are not handled in a timely manner we could experience a loss of private property and life. We have a responsibility to the property owners. Councilmember Yarbrough explained that we had a service that did this in the past and the fires we had before were the least amount we have had.

Councilmember Yarbrough expressed more concerns.

M/S/C: (Landers/Yarbrough) to approve contract services between B&L Weed Abatement and the City of Perris.

Approval of Contract Services between B&L Weed Abatement and the City of Perris.

Ayes: Landers, Motte, Rogers, Yarbrough, Busch
Noes:

Motion Approved 5-0

- B. Consideration and discussion regarding Ethanac Road reconstruction project bid award.

Ethanac Road Construction project bid award

Introduced by: Habib Motlagh, City Engineer

Habib Motlagh explained this project is part of the capsule improvement projects for 04-05. The work consists of removal of and replacement of existing pavement on Ethanac and Goetz road to I-215. The road is closed due to the construction of sewer by Classic Pacific. If the contract is awarded the City's contractor will move right in so there will be no opening and closing again. City Clerk, Margaret Rey's office received 6 bids on May 11, 2004. The lowest bidder was Sully Miller for \$1,482,000.00. A small portion was for improvements of San Jacinto Ave from "A" Street to "B" and "B" continuing down to 1st Street. There is some budget for miscellaneous pavement for smaller projects and the cost is about \$55,000.00. The rest of works is shared between Riverside County and City of Perris County being 48% responsible and city being 52%.

Habib Motlagh gave an overview of the capsule improvements projects for 2004-2005.

PUBLIC COMMENT: NONE

No Public Comment

COUNCIL QUESTIONS AND DISCUSSIONS:

Councilmember Yarbrough asked about the 10 power poles that may require relocation. Are they being factored into the cost of the project.

Councilmember Yarbrough questioned whether the 10 power poles that may require relocation are being factored into the cost of the project.

Habib Motlagh responded that we have the right of way. Edison has advised that the city has the right-of- way so they are doing it at their cost. Councilmember Rogers has set up a meeting with Edison for tomorrow with City Engineer and Councilmember Rogers. This project will be addressed on tomorrow. As of today those are in city right of way and they have to relocate at their cost.

Habib Motlagh explained the right-of-way project with SCE and informed the City Council that a meeting has been scheduled with Councilmember Rogers and SCE on 5/26/04.

Mayor Pro Tem Landers expressed that SCE is very difficult to work with. Mayor Pro Tem Landers questioned whether this would take away from the fund that we have now.

Mayor Pro Tem Landers commented on our relationship with SCE.

Habib Motlagh responded that the city's portion is all paid by the condition of Classic Pacific project. They were conditioned as part of their project to contribute \$1,100,000 toward the construction of Ethanac Road. So this is the first phase. We are using those funds to pay for our share and the county will pay from their own funds for their part of the road. The second phase will come back in about a year.

Habib Motlagh commented on the Classic Pacific Project.

Mayor Busch wished Habib Motlagh much success with SCE.

Mayor Busch wished City Engineer, Habib Motlagh success with SCE.

Councilmember Rogers commented that she had been assured by three Vice Presidents that the working relationships will increase greatly in the City of Perris.

Councilmember Rogers commented she had been assured by SCE that working relationships will increase greatly in the City of Perris.

M/S/C: (Yarbrough/Motte) to award the Ethanac Road Construction project to Sully-Miller as outlined in our staff report.

Approval to award the Ethanac Road Construction project to Sully-Miller as outlined in our staff report.

AYES: Landers, Motte, Rogers, Yarbrough, Busch

Motion Approved 5-0

- C. Consideration and discussion to approve the purchase agreement for a 16-acre site at the northeast corner of Perris Blvd and San Jacinto Avenue.

Consideration and discussion to approve the purchase agreement for a 16-acre site at the northeast corner of Perris Blvd and San Jacinto Ave.

Introduced by: Michael McDermott, Real Property Analyst
Hector Apodaca, City Manager, requested clarification on instruction on how to obtain possession of the land the county owns north of City Hall for the city. Also, what it would take to persuade the county to build the Sheriff's Station across the street. This project before you is a step shy of getting that goal completed it is two giant steps in that direction.

City Manager, Hector Apodaca requested clarification on possessing the land the county owns north of City Hall for the city and persuading the County to build the Sheriff's station across the street.

Michael McDermott, Real Property Analyst, stated we have been in negotiations for over 90 days concerning this parcel and we had come to an agreement. The purchase price is \$2,192,000 for the 16 acres. This morning it was approved by the Board of Supervisors. Supervisor Ashley indicated the approval of the second exchange and the endorsement of building the Sheriff's station. It was in their budget in the next fiscal year for \$2,000,000. Officially they were authorizing the City Manger to execute all actions of all related documents to complete the subject land purchase and transfers with the county. Additionally, to authorize the City Manager to execute all transactions to exchange the 3.87 acres of the subject site for a county medical facility and conditional transfer of the remaining 12.17 acres for a County Sheriff's Facility.

Michael McDermott, Real Property Analyst gave a power point presentation

There is no money out of the general fund for this. \$375,000 is from Police development fees that can only be used for the Police Station. The remaining balance is all RDA funds which are sitting there for that acquisition

PUBLIC COMMENT: None

No Public Comment

CITY COUNCIL QUESTIONS AND DISCUSSION:

Mayor Pro Tem Landers asked Chief Kestell if the Sheriff would want their facilities across the street.

Mayor Pro Tem Landers questioned the location of the new Sheriff's facilities.

Chief Kestell responded that in conversations in the past the Sheriff would be in favor of keeping the Sheriff's station inside the city limits.

Chief Kestell responded.

Mayor Pro Tem Landers asked whether the facility we have now is sufficient of us at this time.

Mayor Pro Tem Landers questioned if the current facility is sufficient.

Chief Kestell responded that we were outgrowing it. Thanking the City Council for helping with the space to offset the space constraints.

Chief Kestell responded positively.

Mayor Pro Tem Landers asked if there was a remaining balance owing

Mayor Pro Tem Landers questioned the remaining balance.

City Manager Apodaca responded the amount owing is \$400,000.

City Manager Apodaca responded.

Mayor Pro Tem Landers asked if we were paying interest only.

Mayor Pro Tem Landers questioned interest paid.

City Manager Apodaca responded that there was a balloon payment due in a few months and this was budgeted.

City Manager Apodaca responded.

Mayor Pro Tem Landers asked what if the Sheriff's Department decided they were not going to build a new facility in Perris. We would need to consider what we would do with the land.

Mayor Pro Tem Landers questioned our position if the Sheriff's decided not to build in Perris.

City Manager Apodaca responded we would not turn ownership until we obtained the commitment they were going to build. If they were unable to build, that would become an economic development project for the city.

City Manager Apodaca Responded.

Chief Kestell commented that in speaking with Lt. Freidendal who works in our Planning Department/Sheriff's Department and he thought it was a perfect spot to build in the city.

Chief Kestell commented on the compliments received on selection of property location.

Mayor Pro Tem Landers commented on the increase of value on the land. This would be great for the city.

Mayor Pro Tem Landers commented on the increase of the land value and how great this would be for our city.

Councilmember Motte commented that this was a great move. Also that we should keep the concept of the campus site environment. Also adding a park would be nice.

Councilmember Motte expressed enthusiasm about the project.

Councilmember Rogers added that Lt. Robinson gave Councilmember Rogers and Pastors a tour of the facility. They are still greatly cramped in their present facility.

Councilmember Rogers informed the City Council she had toured the current facility along with Lt. Robinson.

Mayor Busch asked Mr. McDermott if there was a timeline for the start of the medical facility.

Mayor Busch asked Mr. McDermott if there was a timeline for the start of the clinic.

Michael McDermott responded they are already in planning. They are considering to place a 30,000 medical facility if need be. They will start construction on the new facility after the design layout.

Michael McDermott responded.

Mayor Busch expressed how pleased he was on how well the City Council has been kept informed and the city staff's performance.

Mayor Busch expressed how pleased he was with the project.

City Attorney, Eric Dunn informed the City Council that this item required two actions: (1) from the RDA Board approving the agreement and authorizing the chairman or executive director to execute it (2) the City Council should take separate action authorizing the appropriation of the development impact funds and transforming them to the Redevelopment Agency for the purchase.

City Attorney, Eric Dunn informed the City Council of two actions that need to be taken into consideration:

M/S/C: (Landers/Yarbrough) to approve the purchase agreement for 16 acre site and authorize the chairman and/or the executive director to execute the documents.

Approval of purchase agreement for 16 acre site and authorization of the Chairman and/or the Executive Director to execute the documents.

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

Motion approved 5-0

M/S/C: (Landers/Yarbrough) for the City Council to approve the transfer of the development impact fee funds to the redevelopment agency for the purchase.

Approval from the City Council for the development impact fee funds to the redevelopment agency for the purchase.

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

Motion Approved 5-0

D. Economic Development Update:

Introduced by: Michael McDermott, Real Property Analyst

City Manager Apodaca gave a pre-introduction.

City Manager Apodaca gave a pre-introduction.

Michael McDermott, Real Property Analyst, gave a report of the economic development and marketing plan. Marketing materials were being distributed in written and electronic form. These materials are distributed to any retail or developer and it is being very well received. The general city brochure is for more general inquiries and Fortune 500 companies. This brochure is near completion. The cover design idea is to put generic city information on the cover and do the actual information as inserts so we can update as needed. There will be six different inserts. There will also be an electronic file. Michael McDermott gave an update on upcoming retail chains coming into the city, as well as a Retail Center Development vision update. Announcement of proposed of the Venue of Perris.

Gave a report of the Economic and Marketing Plan.

No action required.

CITY STAFF COMMENTS:

City Manager Apodaca commented that all major developers and all major retailers in Las Vegas hold the ICSC Annual Convention every year in May.

City Manager Apodaca commented on the ICSC annual convention.

PUBLIC COMMENT: None

No Public Comment.

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

Dave Stewart, Chamber of Commerce Operations Manager announced upcoming events for June 2004.

Dave Stewart, Chamber of Commerce Operations Manager announced upcoming events for June 2004.

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

CITY COUNCIL COMMENT:

Council Member Rogers gave update on her attendance at the new Val Verde High School and on the May 20th meeting with Department of Community Action Commissions Meeting. Councilmember Rogers informed the City Council that the Irvine Foundation is looking to invest 37 million dollars in the Inland Empire towards youth and after school programs. Councilmember requested an agenda item with possibility of the city having its own non-profit to do some youth programs.

Councilmember Rogers gave updates on community events attended.

Council Yarbrough announced that on July 15, 2004 at 6:30 p.m. we would be hosting the Volunteer Appreciation Dinner at the Oaks restaurant.

Councilmember Yarbrough announced the Volunteer Appreciation Dinner.

Councilmember Yarbrough suggested that we have a workshop to review our campus plans here at City Hall and another workshop in the area of relocating Public Works Facility and also include an animal shelter and other services on the current site of Police Department or another site.

Councilmember Yarbrough suggested two workshops needed.

Mayor Pro Tem Landers asked the City Council to adjourn the meeting in Honor of former Mayor Long and Family due to the loss of their daughter.

Mayor Pro Tem Landers asked the meeting be adjourned in honor of former Mayor Long and family.

12. CITY MANAGER'S REPORT:

City Manager Apodaca commented on the 1-acre site for a future park site on the corner of 10th and "D". They have received an architects estimate for proposed park on Redlands and Dale and it will be brought back to the Council in the near future for their consideration.

City Manager Apodaca gave updates on future park sites.

13. CLOSED SESSION: None

None

14. ADJOURNMENT:

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 7:20 p.m.

7:20 p.m. Joint City Council, RDA, PPFA & PPUA Adjourned

Respectfully Submitted,

Margaret Rey, City Clerk

