

# ***CITY OF PERRIS***

**MINUTES:** City Council, Redevelopment Agency,  
Perris Public Finance Authority &  
Perris Public Utilities Authority  
**Date of Meeting:** 08 June 2004  
**Time of Meeting:** 6:10 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.

*6:10 p.m. Called to Order*

**2. ROLL CALL:**

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

*Councilmembers present.  
Councilmember Rogers Absent*

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

*All Staff Members Present.*

**3. INVOCATION:**

Reverend Connor Robinson  
First Baptist Church  
P.O. Box 1399  
Perris, Ca.

*Reverend Connor Robinson led the invocation.*

**4. PLEDGE OF ALLEGIANCE:**

Councilman Motte led the Pledge of Allegiance.

*Councilmember Motte led the Pledge.*

**5. PRESENTATIONS/ANNOUNCEMENTS:**

A. Mayor Busch announced Councilmember Rogers was being honored by the March of Dimes.

*Mayor Busch announced Councilmember Rogers was being honored by the March of Dimes.*

**6. APPROVAL OF MINUTES:**

- A. Approval of the Minutes of the Joint Worksession, Regular City Council, Redevelopment Agency, PPFA and PPUA held May 25, 2004 and approval of the Minutes of the Joint City Council, Redevelopment Agency, PPFA and PPUA held May 25, 2004.

M/S/C: (Landers/Yarbrough) to approve the minutes of the Worksession and regular City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held on May 25, 2004.

*Minutes of May 25, 2004  
Approved: 4-0*

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

**7. CONSENT CALENDAR:**

PUBLIC COMMENT: None

*No Public Comment*

- A. To approve the Community Development Summer Youth Employment Program.
- B. Approval of Warrants

Councilmember Yarbrough requested to pull Item A along with a staff presentation and approval of item B as presented.

*Motion to pull Item A and approve the balance of the calendar.*

Olivia Barnes, Community Development Director, gave an overview of the Community Development Summer Youth Employment. This program generally performs projects that are revitalization in nature. They work in conjunction with the Community Development Department. Also, Public works assists in identifying projects.

*Approved 4-0*

Mayor Busch inquired who chose the projects.

*Mayor Busch inquired who chose the projects.*

Olivia Barnes responded that the project selection was mutual. She went on to share former projects.

*Olivia Barnes responded that the project selection was mutual. She went on to share former projects.*

Councilmember Yarbrough responded that the Council looked forward in supporting the project.

*Councilmember Yarbrough responded that the Council looked forward in supporting the project.*

Mayor Pro Tem Landers inquired on the cost of the budget allocation and who oversees the youth in the program.

*Mayor Pro Tem Landers inquired on the cost of the budget allocation and who oversees the youth in the program.*

Director Barnes stated the standard budget allocation was \$25,000 and the program hires two to four supervisors to oversee the youth.

*Olivia Barnes stated the standard budget allocation was \$25,000 and the program hires two to four supervisors to oversee the youth.*

Mayor Pro Tem Landers asked if Pastor Robinson would be assisting the supervision of the project.

*Mayor Pro Tem Landers asked if Pastor Robinson would be assisting the supervision of the project.*

Pastor Robinson stated he would be supervising the project.

*Pastor Robinson stated he would be supervising the project.*

M/S/C: (Yarbrough/Landers) Councilmember Yarbrough requested to pull Item A and to approve the balance of the Consent Calendar.

*Motion to approve Item A  
Approved 4-0*

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

M/S/C: (Landers/Yarbrough) To approve balance of Consent Calendar.

*Motion to approve balance of the Consent Calendar.*

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

*Approved 4-0*

**8. PUBLIC HEARINGS:**

- A. Consideration and discussion to adopt Resolution Number 3232 regarding Maintenance District No. 84-1 for Fiscal Year 2004/2005.

*Consideration and discussion to adopt Resolution Number 3232 regarding Maintenance District No. 84-1 for Fiscal Year 2004-2005.*

The Proposed Resolution Number 3232 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE CONTINUED OPERATION OF THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1,

*Resolution 3232 ordering the continued operation of the City of Perris Maintenance District Number 84-1, confirming the assessment and diagram and ordering the levy and collection*

CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2004-2005. *of special assessments for fiscal year 2004-2005.*

Introduced by: Habib Motlagh, City Engineer

Habib Motlagh, City Engineer introduced Roxanne Shepherd as presenter of Resolution Number 3232. Roxanne Shepherd explained the Maintenance of streetlights and traffic signals. This year there was a 10% increase in the number of lights being maintained. Two additional light signals are being maintained. Four future traffic signals are proposed for next year. The proposed annual assessment this year was \$36.92 per single family dwelling. *City Engineer Motlagh introduced Roxanne Shepherd for the presentation of Resolution Number 3232*

Habib Motlagh, City Engineer asked Roxanne Shepherd to explain the budget allocation for new employees. *Roxanne Shepherd gave a brief explanation of the budget allocation for new employees.*

Roxanne Shepherd gave a brief description of the line item called Systems Management. This would be a City Employee position that would maintain and supervise the repairs to the traffic signal and also the liaison between Edison and the City. *Roxanne Shepherd gave a brief description of the City employee job description for this position.*

Habib Motlagh stated they would be spreading the cost of the position to various assessments. *Habib Motlagh stated they would be spreading the cost of the position to various assessments.*

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS: None

M/S/C: (Motte/Yarbrough) to adopt Resolution Number 3232 regarding Maintenance District No. 84-1 for Fiscal Year 2004-2005. *Adoption of Resolution Number 3232 regarding Maintenance District No. 84-1 for Fiscal Year 2004-2005. Motion Approve 4-0*

AYES: Landers, Motte, Yarbrough, Busch

NOES:

ABSENT: Rogers

- B. Consideration and discussion to adopt Resolution Number 3233 regarding Flood Control Maintenance District No. 1 for Fiscal Year 2004/2005. *To adopt Resolution Number 3233 regarding Flood Control Maintenance District No. 1 for Fiscal Year 2004/2005.*

The proposed Resolution Number 3233 is entitled.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE CONTINUED OPERATION OF THE CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, CONFIRMING THE ASSESSMENT AND DIAGRAM *Resolution Number 3233 ordering the continued operation of the City of Perris Flood Control Maintenance District No. 1.*

AND ORDERING THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2004-2005

Introduced by: Habib Motlagh, City Engineer

City Engineer, Habib Motlagh introduced Roxanne Shepherd to present the subject.

*City Engineer Motlagh introduced Roxanne Shepherd to present the subject.*

Roxanne Shepherd stated there had been 13 benefit zones in the district and now there are 22 and this reflects our new annexations. In addition this year's assessments total \$61,107.

*Roxanne Shepherd gave an update on our zoning and this year's assessments.*

Councilmember Yarbrough reported that this district would be where the amendments would take place to adopt the new street maintenance fee.

*Councilmember Yarbrough reported this district was where the amendments would take place to adopt the new street maintenance fee.*

Roxanne Shepherd responded that at the next meeting she would be bringing the annexation and that would take care of the monthly street sweeping, regular intervals of sealing the streets, guarding and overlays, replacement of sidewalk curb, gutter and street pavement.

*Roxanne Shepherd stated she would present the street annexation at the next meeting.*

Public Comment: None

COUNCIL COMMENTS/DISCUSSIONS:

Councilmember Motte questioned if older districts wanted to join, could they vote themselves into the street maintenance.

*Councilmember Motte questioned if older districts could participate in the program.*

Roxanne Shepherd responds that they could be brought in for that additional service through a ballot.

*Roxanne Shepherd stated older districts could participate through a ballot vote.*

Mayor Busch asked if this would be a property owner vote.

*Mayor Busch asked whether this would be a property owner vote.*

Roxanne Shepherd responded it would be a property owner vote.

*Roxanne Shepherd responded that it would be a property owner vote.*

M/S/C: (Landers/Motte) to approve Resolution Number 3233 regarding Flood Control Maintenance District No. 1 for Fiscal Year 2004-2005.

*Approval of Resolution Number 3233 regarding Flood Control Maintenance District No. 1 for Fiscal Year 2004-2005.*

AYES: Motte, Yarbrough, Landers, Busch

NOES:

ABSENT: Rogers

*Motion approved 4-0*

C. Consideration and discussion to adopt Resolution Number 3234 regarding Landscape Maintenance District No. 1 for Fiscal Year 2004/2005.

*Resolution Number 3234 regarding Landscape Maintenance District No. 1 for Fiscal Year 2004/2005.*

The Proposed Resolution Number 3234 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE CONTINUED OPERATION OF THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2004-2005.

*Resolution Number 3234 ordering the continued operation of the City of Perris Landscape Maintenance District Number 1, and ordering the levy and collection of special assessments for Fiscal Year 2004-2005.*

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh introduced Roxanne Shepherd to present to the subject.

*City Engineer Motlagh introduced Roxanne Shepherd.*

Roxanne Shepherd reported this item would take care of landscape improvements constructed in conjunction with new developments. There are 50 benefit zones this year and zones 1-34 were considered the historic areas. There are two benefit zones where the assessments have been reduced due to a reduction in water or replacement cost. One of the areas the assessment had gone down from \$80 to approximately \$47. In another area from \$150 to \$118. The first year assessments were being levied in eight of the new 17 benefit zones, and the total assessments were \$478,000.

*Roxanne Shepherd gave a brief description of the landscape improvements for District No. 1.*

PUBLIC COMMENT: None

*No Public comment.*

CITY COUNCIL COMMENTS: None

*No City Council Comments.*

M/S/C: (Landers, Motte) to approve the adoption of Resolution Number 3234 regarding the Landscape Maintenance District No. 1 for Fiscal Year 2004/2005.

*Approval to adopt Resolution Number 3234 regarding the Landscape Maintenance District No. 1 for Fiscal Year 2004/2005. Motion Approve 4-0*

AYES: Motte, Yarbrough, Landers, Busch

NOES:

ABSENT: Rogers

D. Consideration and discussion to adopt Resolution Number 3235 approving Tentative Tract map 31912 (TTM03-0431) and approving Negative Declaration Number 2144 and introduce the First Reading of Ordinance Number 1130 to amend the City's zoning map by changing the zoning on 2.3 acres of property at 1076 West Seventh Street from R5 (mobile home subdivision) to R7 residential (ZC 03-0430). Applicant: The Keith Companies for Arturo Guzman.

*Consideration to adopt Resolution Number 3235 approving TTM 31012 and approving the Negative Declaration Number 2144 and Ordinance 1130 amending the City's zoning map.*

The Proposed Resolution Number 3235 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2144), AND TENTATIVE TRACT MAP 31912 (03-0431) TO SUBDIVIDE 2.3 ACRES OF LAND AT 1076 WEST SEVENTH STREET INTO EIGHT RESIDENTIAL PARCELS, AND MAKING FINDINGS IN SUPPORT THEREOF.

*Proposed Resolution Number 3235 approving a Negative Declaration and TTM 31912.*

The First Reading of Ordinance Number 1130 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 03-0430 TO CHANGE THE ZONING DESIGNATION FROM R5 MOBILE HOME RESIDENTIAL TO R7 RESIDENTIAL ON APPROXIMATELY 2.3 ACRES OF PROPERTY AT 1076 WEST SEVENTH STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

*Requesting approval of the First Reading of Ordinance Number 1130.*

Introduced by: Olivia Barnes, Community Development Director

Olivia Barnes, Community Development Director stated that the request was to go from R5 to R7. Their interest is to develop eight lots and build conventional dwellings. The product type would change and the residential nature would remain the same. This was the proposed subdivision and there was a cul-de-sac that would be constructed on both sides of the street. It was consistent with the general plan. The requested action would be that the Council adopts the Resolution providing the findings and approve Negative Declaration 2144 and TTM 31912 along with the Ordinance for it's First Reading. Olivia Barnes responded that the property was zoned for mobile homes.

*Olivia Barnes, Community Development Director stated the request was that we go from R5 to R7.*

Habib Motlagh, City Engineer asked to correct Condition Number 3. Concerning the Cul-de-sac it should read 20 ft on the north side and 12 feet on the south side and the total pavement would be 32 ft.

*City Engineer Motlagh asked to correct Condition Number 3.*

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS:

Councilmember Motte asked City Engineer Motlagh whether a small tract could join, if we adopt the interior street maintenance.

*Councilmember Motte asked City Engineer Motlagh whether a small tract could join, if we adopt the interior street maintenance.*

Mayor Pro Tem Landers asked if the lot sizes were minimum 6,000 lot sizes.

*Mayor Pro Tem Landers asked if the lot sizes were minimum 6,000 lot sizes.*

Olivia Barnes confirmed the R7 and R5 were identical in density.

*Olivia Barnes confirmed the R7 and R5 are identical in density.*

M/S/C: (Yarbrough/ Landers) approval to adopt the Resolution and the findings, and also approve Negative Declaration Number 2144 and approve the TTM as presented by staff with the changes identified by the engineer.

*Approval to adopt the Resolution and provide that the findings and also prove the Negative Declaration Number 2144 and approve the TTM as presented by staff with the changes identified by the engineer.*

AYES: Motte, Yarbrough, Landers, Busch

NOES:

ABSENT: Rogers

*Motion Approved 4-0*

Approval of an Ordinance of the City Council of the City of Perris, County of Riverside, State of California, approving zone change No. 03-0430 to change the zoning designation from R5 mobile home residential to R7 residential on approximately 2.3 acres of property at 1076 West Seventh Street, and making findings in support thereof.

*First Reading of Ordinance Number #1130 approving zone change No. 03-0430 to change the zoning designation from R5 mobile home residential to R7 residential on approximately 2.3 acres of property at 1076 West Seventh Street, and making findings in support thereof.*

AYES: Motte, Yarbrough, Landers, Busch

NOES:

ABSENT: Rogers

*Motion Approve 4-0*

- E. To adopt the Resolution of Intention 3236 and introduce the First Reading of Ordinance Number 1131 amending the contract to the California Public Employee's Retirement System Agreement to upgrade the City's Retirement plan.

*Adoption of Resolution of Intention 3236 and introduce the First Reading of Ordinance Number 1131 amending the contract to the California Public Employee's Retirement System Agreement to upgrade the City's Retirement Plan.*

The Proposed Resolution Number 3236 is entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO APPROVE AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF PERRIS.

*Resolution Number 3236 to approve an amendment to the contract between the Board of Administration California Public Employee's Retirement System and the City Council of the City of Perris.*



The First Reading of Ordinance Number 1131 is entitled:

*First Reading of Ordinance Number 1131 authorizing an amendment to the contract with the Board of Administration of the California Public Employee's Retirement System.*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.

Introduced by: Isabel Lugo, Human Resources Analyst

Isabel Lugo, Human Resources Analyst explained the requested action was for the Council to adopt the Resolution of Intention and also to introduce the First Reading of the Ordinance that would authorize the amendment to the contract. The proposed amendment was a requirement to meet one of the terms that was tentatively agreed upon with California's Teamsters Local 911 for the MOU for the year 2004-2007. The amendment would amend and modify the city contract with CAL PERS to provide retirement benefits at 2.755 modified formula for all plan members. PERS sets forth the procedure by which the agency can subject themselves and also their employees to amend the contract, and one of the initial steps to amend the contract, was the adoption of a Resolution giving notice of its intention to approve the amendment to the existing contract. Certain public disclosures are required in accordance with section 7507 of Government Code.

*Isabel Lugo, Human Resources Analyst explained the requested action was for the Council to adopt the Resolution of Intention and also to introduce the First Reading of the Ordinance that would authorize the amendment to the contract.*

PUBLIC COMMENT: None

*No Public Comment.*

CITY COUNCIL COMMENTS:

Mayor Pro Tem Landers stated that by 2006 the employee contribution would increase by \$31,000 and the cities contribution would increase \$137,000. He wanted clarification on the increase of approximately \$170,000.

*Mayor Pro Tem Landers inquired about the status of the 2006 Employee Contributions.*

Isabel Lugo, responded that the super fund status allows the fund to be paid itself through the super fund. Currently we do not pay through into Cal Pers for the employees or employers cost. Once the super fund was exhausted the payments would increase at a lessor rate.

*Isabel Lugo how the super fund would contribute to the Employee's Contribution.*

M/S/C: (Landers/Motte) approval to adopt the Resolution of Intention of the City Council to approve the amendment to the contract between the Board of Administration for the California Public Employees Retirement System and to introduce for First Reading an Ordinance of the City Council of the City of Perris, County of Riverside, State of California authorizing an amendment to the contract with the Board of Administration of the Public Employees Retirement System.

*Approval to adopt the Resolution of Intention of the City Council to approve the amendment to the contract between the Board of Administration for the California Public Employees Retirement System and to introduce for First Reading an Ordinance of the City Council of the City of*

AYES: Motte, Yarbrough, Landers, Busch

NOES:  
ABSENT: Rogers

*Perris, County of Riverside,  
State of California  
authorizing an amendment  
to the contract with the  
Board of Administration of  
the Public Employees  
Retirement System.*

*Motion Approved 4-0*

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

- A. Consideration and discussion regarding the four-way stop sign at Orange and Wilson Avenue

*Consideration to adopt a  
four-way stop sign at  
Orange and Wilson Avenue.*

Introduced by Habib Motlagh, City Engineer

City Engineer, Habib Motlagh stated this item was presented by a citizen for consideration of a stop sight at Orange and Wilson Avenue. Councilmember Landers had asked City Engineer Motlagh to research the request to see if it was warranted. This report recommended a four-way stop sign. City Engineer Motlagh stated Contractor DR Horton would complete all work. The project will start towards the end of June.

*City Engineer, Habib  
Motlagh stated this item was  
presented by a citizen for  
consideration of a stop sight  
at Orange and Wilson  
Avenue.*

PUBLIC COMMENT: None

*No public Comment.*

COUNCIL QUESTIONS AND DISCUSSIONS: None

*No Council  
questions/discussions.*

M/S/C: (Landers/Yarbrough) to approve the four-way stop sign at Orange and Wilson Ave.

*Approval of the four-way  
stop sign at Orange and  
Wilson Ave.*

AYES: Motte, Yarbrough, Landers, Busch

*Motion Approved 4-0*

NOES:

ABSENT: Rogers

- B. Consideration and discussion regarding a request for waiver of \$5,000 cash deposit for future street improvements on Jimmy Taylor Drive and Mapes Road. Applicant: Ben Langendorf

*Consideration and  
discussion regarding a  
request for waiver of \$5,000  
cash deposit for future street  
improvements on Jimmy  
Taylor Drive and Mapes  
Road.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes explained that there were provisions that allow for requests of waiver of street improvements. The project was located at 2422 Jimmy Taylor Drive. The applicant originally came in for planning approval to replace an existing mobile home with a new unit and at that time additional improvement requirements were needed. The applicant did not feel he should be subject to the cash bond deposit.

*Director Barnes gave a brief  
overview of the provisions  
allowed for the waiver and  
the applicant's feelings.*

City Engineer Motlagh responded as indicated in his staff report, when the City amended the Ordinance in 1991, this area was not in the City. City Engineer asked the Council to wave the condition requirement for \$5,000 and also direct staff to revise the Ordinance to include the entire Jimmy Taylor Drive and wave any other improvements in the future.

*City Engineer Motlagh explained the conditions of the amended Ordinance and current conditions.*

PUBLIC COMMENT: None

*No Public Comment.*

#### COUNCIL QUESTIONS AND DISCUSSIONS:

Mayor Pro Tem Landers commented he was glad to see this type of development in the neighborhood.

*Mayor Pro Tem Landers commented he was glad to see this type of development in the neighborhood.*

Councilmember Yarbrough asked City Engineer if the waiver was because this area was originally County.

*Councilmember Yarbrough asked City Engineer if the waiver was because this area was originally County.*

City Engineer Motlagh responded that area was left out of the original Ordinance.

*City Engineer Motlagh responded that area was left out of the original Ordinance.*

M/S/C: (Yarbrough/Motte) to approve request for waiver of \$5,000 cash deposit for future street improvements on Jimmy Taylor Drive and Mapes road and for City Engineer to bring back the original Ordinance with modification of Jimmy Taylor or any other area that may fit that description.

*Approval of the request for waiver of \$5,000 cash deposit for future street improvements on Jimmy Taylor Drive and Mapes road and for City Engineer to bring back the original Ordinance with modification of Jimmy Taylor or any other area that may fit that description.*

Ayes: Motte, Yarbrough, Landers, Busch

Noes:

Absent: Rogers

*Motion Approved 4-0*

- C. Consideration and discussion regarding the Bob Glass Gymnasium Renovation Project - award of bid.

*Consideration and discussion regarding the Bob Glass Gymnasium Renovation Project.*

Introduced by: Habib Motlagh, City Engineer

City Engineer, Habib Motlagh stated that the City Clerk's office received two bids yesterday for the project. The bids were much higher than the allocated budget. The lowest bid was submitted by CA Construction of Riverside. City Engineer Motlagh suggested a \$300,000 adjustment to allocate the budget. He also suggested several options to change the scope of the program. City Engineer Motlagh gave an explanation for the costly budget and would be in contact with the architect.

*City engineer gave a brief update on the two bids received by the City Clerk. He also suggested a \$300,000 adjustment to allocate the budget.*

Debbie Shields, Project Coordinator gave an update of the meeting with the Architect and Contractor. Ms. Shields clarified the Contractor and Architect were comfortable with the package and the Contractor had a thorough understanding of the project.

*Debbie Shields gave an update of the meeting with Architect and Contractor. Ms. Shields clarified the Contractor and Architect were comfortable with the package and the Contractor had a thorough understanding of the project.*

City Engineer Motlagh stated the Contractor had a positive reference check.

*City Engineer Motlagh stated the Contractor had a positive reference check.*

PUBLIC COMMENT: NONE

*No Public Comment*

#### COUNCIL QUESTIONS AND DISCUSSIONS:

Mayor Busch asked City Manager Apodaca to comment on the use of general funds.

*Mayor Busch asked City Manager Apodaca to comment on the use of general funds.*

City Manager stated he was reluctant to tap into the general funds. Assuming that we were in favor of all the itemized improvements then maybe we could work together to make up some of the deficit.

*City Manager stated he was reluctant to tap into the general funds. He stated that maybe we could work together to make up some of the deficit.*

City Engineer Motlagh stated there was a \$70,000 carry over on the exterior paint. City Engineer Motlagh commented on the meeting with City Manager Apodaca concerning the Campus Improvement Project that the Council was interested in implementing. City Engineer Motlagh suggested we go with the smaller scope so that in time we could include the balance of improvements. The project would not be forgotten but phased in later.

*City Engineer Motlagh explained the carry over of other projects and suggested we go with a smaller scope.*

City Manager Apodaca questioned how much more would we need, if we weren't able to cover the sidewalk and paint.

*City Manager Apodaca questioned how much more would we need, if we weren't able to cover the sidewalk and paint.*

City Engineer Motlagh stated we were about \$300,000 short.

*City Engineer Motlagh stated we were about \$300,000 short.*

City Manager Apodaca commented that if the Council wishes to place a future on using development impact fees that could be recourse.

*City Manager Apodaca commented that if the Council wishes to place a future on using development impact fees that could be recourse.*

Mayor Pro Tem Landers asked if we would have to borrow from different funds and asked the Contractor what we had to do to save money and what kind of impact it would be to the developer.

*Mayor Pro Tem Landers asked if we would have to borrow from different funds and asked the Contractor what we had to do to save money and what kind of impact it would be to the developer.*

City Manager Apodaca responded it would not come from general funds.

*City Manager Apodaca responded it would not come from general funds.*

Architect, Carlos Caruso, stated we would have to go line by line on the items to see where the big costs were. There are certain areas where we can shape it.

*Architect, Carlos Caruso, stated we would have to go line by line on the items to see where the big costs were.*

Mayor Pro Tem Landers responded that we needed to analyze our needs vs. our wants. He would like to have this addressed again.

*Mayor Pro Tem Landers responded that we needed to analyze our needs vs. our wants. He would like to have this addressed again.*

Mayor Pro Tem Landers asked how much were we receiving from grants.

*Mayor Pro Tem Landers asked how much were we receiving from grants.*

City Engineer Motlagh responded we are receiving about \$700,000 from three grants.

*City Engineer Motlagh responded we are receiving about \$700,000 from three grants.*

Assistant City Manager, Darren Madkin stated the Prop 40 funds that were allocated toward the City totaled approximately \$321,000. The application was in the process. The money has already been committed from the state.

*Assistant City Manager, Darren Madkin stated the Prop 40 funds that were allocated toward the City total approximately \$321,000. The application was in the process. The money has already been committed from the state.*

Mayor Pro Tem Landers asked if there were any other opportunities that we could look into.

*Mayor Pro Tem Landers asked if there were any other opportunities that we could look into.*

Assistant City Manager, Darren Madkin responded that the other opportunities were not available until October.

*City Attorney Dunn gave legal directive on the awarding the bid and directive to the City Manager and Sub-committee.*

City Attorney Eric Dunn, stated that legally we should award the bid to CA Construction and authorize the City Manager and subcommittee to initiate change orders to reduce the scope work in an effort to bring the cost down to the \$1.3 million or to return with a report on the budget allocation because the Contractor will have to agree to some of these reductions and further, the bid was not done as a deductive additive structure.

*Approval of the Bob Glass Gymnasium renovation Project and award the bid to the low bidder at \$1.6 million and to direct staff to see what we can do as far as taking away some of the frills away. Habib Motlagh presented a correction of \$1,514,849.*

M/S/C: (Landers/Yarbrough) to approve the Bob Glass Gymnasium renovation Project and award the bid to the low bidder at \$1.6 million and to direct staff to see what we can do as far as taking away some of the frills away. Habib Motlagh presented a correction of \$1,514,849.

*Motion Approved 4-0*

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

**10. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

John Lyons proudly commented on Former President Ronald Reagan's visit to the City of Perris. He questioned if any of the zoning changes involved any of the multiple dwellings as a result of the zoning change.

*John Lyons commented on Former President Ronald Reagan's visit to the City of Perris. He questioned if any of the zoning changes involved any of the multiple dwellings as a result of the zoning change.*

Olivia Barnes, Community Development Director, responded there were none on the current zone change.

*Director Barnes responded there were none on the current zone change.*

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

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

Joyce Lyons, 365 Cochise, wanted to know when the City of Perris was planning to come and clean up the area. She expressed her concerns of the area. She asked the Council to address the landlords who do not keep up their property. Ms. Lyons requested police patrol in the area and suggested the Council come look at the area.

*Joyce Lyons, 365 Cochise, expressed her concerns for the area.*

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

**12. CITY MANAGER'S REPORT:**

City Manager Apodaca stated, as of June 4<sup>th</sup>, 2004 the City of Perris RDA became the owner of the 16 acres across the street. The deed recorded on that date. The next subject to pursue would be the transfer of the two modular buildings north of Community Development Department and afterwards work toward the commitment of the Sheriff's Station and other County Facilities at site on Perris and San Jacinto. City Manager asked the Council to consider a recess from Council meetings for the month of August.

*City Manager Apodaca informed the Council of the 16 acres across the street. In addition consideration for a recess during the month of August.*

**13. CLOSED SESSION:**

**A. Conference with Labor Negotiators  
Government Code Section 54957.6**

**Agency Representative: City Manager Hector Apodaca  
Employee Organization: Management Employee Group**

*Council entered into closed session at 7:30. City Attorney Eric Dunn reported that the City Council met in closed session on Item 13A to conference with Labor Negotiators pursuant to government code section 54957.6 dealing with the management employees the Council gave direction to its representatives but no reportable action was taken.*

**B. Conference with Real Property Negotiators  
Government Code Section 54956.8**

**Property: 227 North "D" Street, Buildings B and C**

**City Negotiators: Hector Apodaca, City Manager  
Michael McDermott, Real Property Analyst**

*The RDA met on item 13B on the agenda conference with Real property Negotiators pursuant to government code section 54956.8 and gave direction to its negotiators but no reportable action was taken at this time.*

**Negotiation Parties: Perris Union High School District**

**Under Negotiation: Price and terms of payment**

*Meeting was adjourned at 9:00*

**14. ADJOURNMENT:**

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

*9:00 p.m. Joint City Council, RDA, PPFA & PPUA Adjourned*

Respectfully Submitted,

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Margaret Rey, City Clerk





