

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
PPFA & PPUA
Date of Meeting: 12 November 2003
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.

6:10 p.m. Called to Order

2. ROLL CALL:

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

*Four Councilmembers present.
Councilmember Landers absent.*

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

All Staff Members Present.

3. INVOCATION:

Deacon Charles Cullimore
Redeemer Lutheran Church
555 N. Perris Blvd.
Perris, CA 92571

*Deacon Charles Cullimore
From Redeemer Lutheran
Church led the Invocation.*

4. PLEDGE OF ALLEGIANCE:

Councilmember Yarbrough led the Pledge of Allegiance.

*Councilmember Yarbrough led
the Pledge.*

5. PRESENTATIONS/ANNOUNCEMENTS:

Mayor Busch acknowledged Fire Chief Tim Williams for his dedication.

*Mayor Busch acknowledged Fire
Chief Tim Williams.*

6. APPROVAL OF MINUTES:

- A. Approval of the minutes of the Joint meeting of the City Council, Redevelopment Agency, PPFA and PPUA held October 28, 2003.

*Approval of minutes for the
October 28, 2003 Joint City
Council meeting
Approved: 4-0
Absent: Landers*

M/S/C (Rogers/Yarbrough) to approve the Joint Meeting of the City Council Redevelopment Agency, PPFA and PPUA of October 28, 2003.

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

7. **CONSENT CALENDAR:**

PUBLIC COMMENT:

Yolanda Williams, President of the Perris Valley Holiday Parade, explained the preliminary income and cost estimates for this year's parade and the actual figures for the 2002 holiday parade. She stated that the 2003 budget numbers included requested contributions from the City of Perris; \$400 for sponsorship of the Perris City Council Trophy for Best Overall Entry and \$6000 for general parade support. She said that with the City's help, the parade will proudly reflect its theme, "Christmas in Perris".

Yolanda Williams, President of the Perris Valley Holiday Parade, explained cost estimates for the 2003 parade, entitled "Christmas in Perris".

City Attorney Eric Dunn pulled Items E and F, an amendment to the Joint Exercise of Powers Agreement. He explained that this amendment was a condition to receiving a California Infrastructure bank loan but that it would no longer be needed and asked that both Items be tabled.

City Attorney Dunn asked that both Items E and F, an amendment to the Joint Exercise of Powers Agreement, be tabled.

Councilmember Yarbrough pulled Item C, adopting Resolution Number 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC to be voted on separately.

Councilmember Yarbrough requested that Item C, Resolution 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC, be voted on separately.

- A. To approve the request from the Black History Committee to receive \$2,500 plus in-kind services.

Approval of the request from the Black History Committee to receive \$2,500 plus in-kind services.

*Approved: 4-0
Absent: Landers*

- B. To approve the request for financial support and in-kind services to support the 15th Annual Holiday Parade December 13, 2003.

Approval of the request for financial support and in-kind services to support the 15th Annual Holiday Parade December 13, 2003

*Approved: 4-0
Absent: Landers*

- C. To adopt Resolution Number 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC.

Item C was voted on separately.

The proposed Resolution Number 3169 is entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING AND ORDERING THE EXECUTION OF THAT CERTAIN DEPOSIT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF PERRIS AND PERRIS 379, LLC; MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH.

- D. To approve the 8th amendment to the March Joint Powers Authority Agreement.

Approval of the 8th amendment to the March Joint Powers Authority Agreement.

*Approved: 4-0
Absent: Landers*

- E. To approve the amendment to the Joint Exercise of Powers Agreement creating the Perris Public Utility Authority [City Council]. *Item E was tabled.*
- F. To approve the amendment to the Joint Exercise of Powers Agreement creating the Perris Public Utility Authority [Redevelopment Agency]. *Item F was tabled.*
- G. To approve the Supplemental Law Enforcement Services Fund Expenditure Plan for Fiscal Year 2003-2004 and direct its submission to the Riverside County Sheriff's Department. *Approval of the Supplemental Law Enforcement Services Fund Expenditure Plan for Fiscal Year 2003-2004 and direct its submission to the Riverside County Sheriff's Department. Approved: 4-0 Absent: Landers*
- H. To approve the Final Financing Map 30958 (03-0266) to subdivide 287.23 vacant acres into 10 lots for financing purposes located at the southwest corner of Goetz and Ethanac Road. Applicant: Classic Pacific *Approval of the Final Financing Map 30958 (03-0266) to subdivide 287.23 vacant acres into 10 lots for financing purposes. Approved: 4-0 Absent: Landers*
- I. Approval of Warrants. *Approval of Warrants Approved: 4-0 Absent: Landers*
- M/S/C: (Motte/Rogers) To approve the balance of the Consent Calendar, items A, B, D, G, H and I and including tabling Items E and F. *Approval of the balance of the Consent Calendar. Approved: 4-0 Absent: Landers*

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

Item C. To adopt Resolution Number 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC.

The proposed Resolution Number 3169 is entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING AND ORDERING THE EXECUTION OF THAT CERTAIN DEPOSIT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF PERRIS AND PERRIS 379, LLC; MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH.

M/S/C: (Rogers/Busch) To adopt Resolution Number 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC.

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

Adoption of Resolution Number 3169 approving the Deposit and Reimbursement Agreement for Aware Development and Perris 379, LLC. Approved: 3-0 Absent: Landers Abstained: Yarbrough

8. **PUBLIC HEARINGS:**

- A. Consideration and discussion to adopt Resolution Number 3170 approving amended Map 22832 (P03-0200), a proposal to amend Final Map 22832 to allow an elementary school and residential lots, whereas the recorded map only has residential lots. Applicant: Barratt American Incorporated.

Adoption of Resolution Number 3170 approving amended Map 22832 (P03-0200) to allow an elementary school and residential lots, whereas the recorded map only has residential lots.

Approved: 3-0

Absent: Landers

Abstained: Yarbrough

The proposed Resolution Number 3170 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AMENDED MAP 22832 TO ALLOW AN ELEMENTARY SCHOOL AND RESIDENTIAL LOTS, WHEREAS THE RECORDED MAP ONLY HAS RESIDENTIAL LOTS, FOR A 15.66 ACRE TRACT LOCATED AT THE NORTHEAST CORNER OF RIDER STREET AND AVALON PARKWAY, AND MAKING FINDINGS IN SUPPORT THEREOF; BARRATT AMERICAN INCORPORATED

Introduced by: Olivia Gutierrez, Community Development Director

Community Development Director, Olivia Gutierrez, introduced Kenneth Phung, Project Planner, to present the subject.

Community Development Director Gutierrez introduced Kenneth Phung.

Mr. Phung explained that the Specific Plan approved on September 11, 2001, provided options for two schools, one school or no school within the Villages of Avalon. The one school proposal had been submitted with the amended map. He explained that the acreage of the school site was consistent with the allotted area proposed by the Specific Plan and so was the layout of the residential lots.

Mr. Phung explained that the one school proposal had been one option in the Specific Plan within the Villages of Avalon. He also explained the lay-out for the streets surrounding the school and said that traffic calming recommendations were requested.

Access to the school would be provided by a two-way-driveway on Avalon Parkway, Rider Street and Golden Nugget Drive to distribute traffic flow to the school. When construction of the school was complete, Rider Street would be a four-lane Secondary roadway, and Avalon Parkway, Golden Nugget and Rocky Trail Way would be two-lane roadways. Urban Crossroads had provided a report evaluating the future Avalon Elementary School on Rider Street regarding traffic calming and it was anticipated that the streets surrounding the school would be subject to speeding during school hours. Traffic calming recommendations were requested which could be implemented in conjunction with school construction.

City Engineer, Habib Motlagh, stated that Rider Street had come a long way but that there were still improvements to be made. There were three traffic signals scheduled to be installed which would help the flow of traffic in that area and the developer had provided adequate access to the school.

City Engineer Motlagh stated that three traffic signals were scheduled to be installed.

PUBLIC COMMENT:

Yolanda Williams asked if there would be handicap access to the school and how many street lights would be installed.

Yolanda Williams asked about handicap access and street lights.

City Engineer Motlagh responded that handicap access was part of the project and that the street lights were part of the Conditions of Approval. He stated that lights would be installed on all three streets adjacent to the project.

City Engineer Motlagh stated that these items were both part of the project.

Lou Ochoa from Barratt American stated that the school had been approved by the California Department of Education and that the school district still had an option for a middle school.

Lou Ochoa from Barratt American stated that there was an option for a middle school.

Mayor Busch asked if people would be able to use Rider Street as a thoroughfare off Ramona Expressway.

Mayor Busch asked about Rider Street becoming a thoroughfare.

City Engineer Motlagh responded that the study had taken that into consideration and that there would be three signals installed on Rider Street that would slow traffic in that area.

City Engineer Motlagh responded that there would be signals on Rider Street that would slow the flow of traffic.

Councilmember Rogers asked what the construction timeframe was for the project.

Councilmember Rogers asked about the construction timeframe.

Mr. Ochoa answered that the target was for the fall of 2004.

Mr. Ochoa said the target was for the fall of 2004.

Councilmember Motte asked if all the building were permanent.

Councilmember Motte asked if the buildings were permanent.

Mr. Ochoa responded that the buildings were all full construction. He stated that there were planned facilities for future expansion for a kindergarten and future portables if needed.

Mr. Ochoa responded that they were.

M/S/C: (Rogers/Motte) to adopt Resolution Number 3170 approving amended Map 22832 (P03-0200), a proposal to amend Final Map 22832 to allow an elementary school and residential lots, whereas the recorded map only has residential lots.

Adoption of Resolution Number 3170 approving amended Map 22832 (P03-0200) to allow an elementary school and residential lots, whereas the recorded map only has residential lots.

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

*Approved: 3-0
Absent: Landers
Abstained: Yarbrough*

B. No Public Hearing Required for B-1

1. To approve the Joint Agreement between the City of Perris, Riverside County and Eastern Municipal Water District for the Perris Valley Industrial Corridor Infrastructure Project.

Approval of the Joint Agreement between the City, Riverside County and Eastern Municipal Water District for the Perris Valley Industrial Corridor Infrastructure Project.

*Approved: 4-0
Absent: Landers*

2. Consideration and discussion to adopt Mitigated Negative Declaration No. 2132 and Mitigation Monitoring Report for the proposed Perris Valley Industrial Corridor Infrastructure Project.

Adoption of Mitigated Negative Declaration Number 2132 and Mitigation Monitoring Report for the proposed Perris Valley Industrial Corridor Infrastructure Project.

*Approved: 4-0
Absent: Landers*

Introduced by: Olivia Gutierrez, Community Development Director

City Engineer Motlagh explained that Item B-1, Joint Agreement between the City, Riverside County, and EMWD for the Perris Valley Industrial Corridor Infrastructure Project, included construction of street, water, sewer and drainage improvements along Morgan, Webster, Brannan Avenue, as well as installation of a drainage basin north of Ramona Expressway. The agreement required the City to contribute \$2,125,000 from drainage funds to match the Federal EDA grant of \$3,125,000 and Riverside County EDA Grant of \$1,000,000 for a total estimated project cost of \$6,250,000. A separate agreement between the City and Flood Control would need to be entered between them to discuss the responsibilities for maintenance of the drainage facilities.

City Engineer Motlagh explained what construction the project included and what contribution the City was required to make.

Robert Field, a representative from EDA, explained that the project included \$6.25 million worth of public improvements in North Perris. He stated that they were ready to start as soon as the agreement was approved. He stated that one of the conditions of the grant was that the project must start within 24 months from the approval date of the agreement.

Robert Field, a representative from EDA, stated that the project must start within 24 months from the approval date of the agreement.

Olivia Gutierrez, Director of Community Development, explained that Item B-2 was to adopt Mitigated Negative Declaration No. 2132 and Mitigation Monitoring Report for the proposed Perris Valley Industrial Corridor Infrastructure Project. She stated that due to federal funding of the project, a National Environmental Protection Act (NEPA) determination was required in which a determination was made for a Finding of No Significant Impact (FONSI).

Community Development Director Gutierrez explained that a National Environmental Protection Act determination for this project found that there was No Significant Impact on the environment.

PUBLIC COMMENT: None

No public comment.

COUNCIL COMMENTS AND DISCUSSION:

Mayor Busch explained to the public that this project was a flood control channel beginning at Webster and continuing to the Flood Control Channel.

Mayor Busch explained the project to the public.

City Engineer Motlagh explained the first and second phases of the project.

City Engineer Motlagh explained the first and second phases.

Mayor Busch explained that the \$2.1 million that the City would contribute would come from mitigation fees.

Mayor Busch stated that the City's contribution would come from mitigation fees.

M/S/C: (Rogers/Motte) approve the Joint Agreement between the City of Perris, Riverside County and Eastern Municipal Water District for the Perris Valley Industrial Corridor Infrastructure Project and to adopt Mitigated Negative Declaration No. 2132 and Mitigation Monitoring Report for the proposed Perris Valley Industrial Corridor Infrastructure Project.

*Approval of the Joint Agreement between the City, Riverside County and Eastern Municipal Water District and adoption of Mitigated Negative Declaration No. 2132 and Mitigation Monitoring Report for the proposed Perris Valley Industrial Corridor Infrastructure Project. Approved: 4-0
Absent: Landers*

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

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

No Business Items

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

Dave Stuart announced upcoming Chamber of Commerce events. The Chamber Mixer for the month of November was cancelled. On November 19, there would be a Student of the Month luncheon, on November 27th and 28th the Chamber would be closed for Thanksgiving, on December 2nd would be the Wake Up Perris Breakfast and on December 10th would be the Chamber Mixer for the month of December.

Dave Stuart announced upcoming Chamber of Commerce events.

Mr. Rainey, a resident of Perris, had a concern about the streets between Main and Bradley being only two lanes and the Storm Drains from Webster. He was also concerned about the weeds on the property on the corner of El Nido and Wallace.

Mr. Rainey had a concern about the streets between Main and Bradley, the storm drains from Webster and weeds on the corner of El Nido and Wallace.

Blanche Finney thought that there should be signs in areas where horses are kept.

Blanche Finney thought there should be signs in horse areas.

Mayor Busch asked City Engineer Motlagh for an update on Rider Street.

Mayor Busch asked for an update on Rider Street.

City Engineer Motlagh explained that there will soon be access from Ramona Expressway to Rider Street.

City Engineer Motlagh explained that there will be access from Ramona Expressway to Rider Street.

Mayor Busch asked for the projected schedule for the five year crossing on the storm drain.

Mayor Busch asked about the projected schedule on the storm drain.

City Engineer Motlagh thought that it should be within fifteen months.

City Engineer Motlagh stated that it should be within fifteen months.

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

Councilmember Rogers congratulated Mayor Busch and Councilmember Motte on their re-election and thanked the voters who believed in her leadership abilities. She also announced that on November 15, there would be a gospel concert in the gymnasium and that on November 22nd Greater New Hope Church would be giving away turkeys to needy families.

Councilmember Rogers congratulated Mayor Busch and Councilmember Motte on their re-elections. She also announced that there would be a gospel concert on November 15 and that Greater New Hope Church would have a turkey give-away for needy families on November 22nd.

Mayor Busch announced that the League of Cities had met last Monday in Palm Desert. The speaker was Herb Wesson and the main topic of discussion was the election of the new Governor. He also announced that the Riverside County TUMF fee program had collected \$16 M.

Mayor Busch announced that the League of Cities had met and that the main topic of discussion was the new Governor. He also announced that the Riverside County TUMF fee program collected \$16M.

12. CITY MANAGERS REPORT:

City Manager Apodaca announced street closures in the area. He stated that the D Street bid would be coming to the Council at the first meeting in December and that the round-about on 4th and Redlands would have a June start for the bidding process. The water fountain in front of City Hall was working and the gym renovation and park improvements were continuing. The City was also continuing talks with the County to acquire more land for City Hall.

City Manager Apodaca made announcements on street closures, bids and stated that the City was trying to acquire more land for City Hall.

13. CLOSED SESSION: None

No Closed Session.

ADJOURNMENT:

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 7:05 p.m.

7:05 p.m. Joint City Council, RDA, PPFA & PPUA Adjourned

Respectfully Submitted,

Margaret Rey, City Clerk