

CITY OF PERRIS

MINUTES: Regular City Council Meeting
Date of Meeting: 26 February 2002
Time of Meeting: 6:00 p.m.
Place of Meeting: City Council Chamber-City Hall

1. CALL TO ORDER:

6:00 p.m. Called to Order

2. ROLL CALL:

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

All Present

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

3. INVOCATION:

*Jzaron Mercer,
Baha'I Group of
Perris
Performed Invocation*

4. PLEDGE OF ALLEGIANCE:

*Councilmember
Landers Led the
Pledge*

5. PRESENTATIONS: None

6. APPROVAL OF MINUTES:

To approve the minutes of the Regular City Council Meeting held February 12, 2002.

*Regular City Council
Minutes February
12, 2002
Approved: 5-0*

M/S/C (MOTTE/ROGERS) To approve the minutes of the Regular City Council Meeting held February 12, 2002.

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

7. PUBLIC COMMENT ON CONSENT CALENDAR ITEMS ONLY:

Mr. Vidal requested Item B be pulled to retain information on parcels to be purchased.

*Mr. Vidal's
Comment*

8. **CONSENT CALENDAR**

- A. To adopt proposed Resolution Number 2916 approving extension of Urgency Resolution increasing development fees for fire safety pending completion of an impact study.

Resolution Number 2916 Approving Extension Urgency Resolution-Increase Development Fees Approved: 5-0

To adopt proposed Resolution Number 2916 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, EXTENDING THE INCREASED INFRASTRUCTURE FEE FOR FIRE SAFETY PENDING COMPLETION OF AN IMPACT STUDY.

- B. To adopt proposed Resolution Number 2917 approving the Acquisition of parcels (Assessor Parcel Numbers 311-210-027-7; 311-210-029-9; 311-210-030-9) from the County and authorize the City Manager, or his designee, to execute all actions and documents necessary to carry out the purchase transaction.

Resolution Number 2917, Approving Acquisition of Properties (APNs 311-210-027-7; 311-210-029-9 & 311-210-030-9) Approved: 5-0

To adopt proposed Resolution Number 2917 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, RIVERSIDE COUNTY, STATE OF CALIFORNIA, APPROVING THE OFFER TO PURCHASE AND AUTHORIZING ALL NECESSARY ACTIONS TO PURCHASE THREE PARCELS OF LAND LOCATED AT AND/OR NEAR THE INTERSECTION OF REDLANDS AVENUE AND DALE STREET (ASSESSOR PARCEL NUMBERS 311-210-027-7; AND 311-210-030-9).

Councilmember Motte explained the properties to be purchased were for sale at \$25,000 per acre and were located near Bob Long Baseball Field. The properties would be expanded for City recreational use (Baseball) and parking. It was an opportunity to purchase; an important addition to Bob Long Park and was in an exact location. The properties could be an available tax sale.

Councilmember Motte's Introduction

Assistant City Manager Apodaca said the properties were to be a default sale by the County on March 11th. The City, unless it submitted this resolution to acquire the property, would risk the loss of that property to another buyer. The property would be utilized for future development, by the City, for the park use. The adopted resolution would give the City the right to negotiate with the County for purchase at the property tax default price and associate cost (\$93,000/eight acres±). The County would be informed that the City was interested to purchase the property and requested the County to remove them from the tax sale list and enter into an agreement for purchase (Section A Agreement).

Assistant City Manager Apodaca's Comments

M/S/C (MOTTE/LANDERS) To adopt proposed Resolution Number 2917 approving the Acquisition of parcels (Assessor Parcel Numbers 311-210-027-7; 311-210-029-9; 311-210-030-9) from the County.

Resolution Number 2917, Approving Acquisition of Properties (APNs 311-210-027-7; 311-210-029-9; 311-210-030-9) Approved: 5-0

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

C. To receive and file Redevelopment Agency's 1999/2000 and 2000/2001 Annual Reports.

*Receive/File RDA's 1999/2000 & 2000/2001 Annual Reports
Approved: 5-0*

M/S/C (ROGERS/LANDERS) To approve the balance of the Consent Calendar, Items A and C.

*To Approve the Balance of the Consent Calendar, Items A & B.
Approved: 5-0*

AYES: Landers, Motte, Rogers, Yarbrough, Busch

NOES:

9. PUBLIC HEARINGS:

9.1 NEW PUBLIC HEARINGS:

A. Consideration and discussion to adopt proposed Resolution Number 2918 approving Combined Report for abatement of the property at 254 Barbara Drive (Case Number 011192), in the City of Perris, Assessor Parcel Number 326-112-026, and assessing the cost thereof pursuant Chapter 7.08 of the Perris Municipal Code.

*To Adopt Resolution Number 2918, to Assess Tax Lien Against 254 Barbara Drive
Approved: 5-0*

To adopt proposed Resolution Number 2918 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, RIVERSIDE COUNTY, STATE OF CALIFORNIA, APPROVING THE COMBINED REPORT FOR ABATEMENT OF PROPERTY AT 254 BARBARA DRIVE IN THE CITY OF PERRIS, ASSESSOR NUMBER 326-112-026, CALIFORNIA AND ASSESSING THE COST THEREOF PURSUANT TO CHAPTER 7.08 OF THE PERRIS MUNICIPAL CODE.

Community Director Gutierrez said the item was a recommendation to place a lien on the property for the purpose of cost recovery for forced abatement conducted by the City to board up the property. An assessment form was contained within the staff report and totaled \$1,927.34. The documentation was related to previous Council action to declare the property as a public nuisance. The contract awarded for the work was also contained within the report and staff recommended Council to adopt the resolution to post a lien on the property.

Community Director Gutierrez's Presentation

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION: None

M/S/C (LANDERS/ROGERS) To record and adopt Resolution Number 2918 in order to assess a tax lien against the property located at 254 Barbara Drive, Perris, California.

*To Adopt Resolution Number 2918, to Assess Tax Lien Against 254 Barbara Drive
Approved: 5-0*

AYES: Landers, Motte, Rogers, Yarbrough, Busch

NOES:

- B. Consideration and discussion to adopt proposed Resolution Number 2919 approving the Combined Report for abatement of weeds and waster matter and assessing the cost thereof pursuant Chapter 7.08 of the Perris Municipal Code, for Property Assessor Numbers 303-110-002, 310-150-009, and 311-252-016.

*To Adopt Resolution Number 2919, to Assess Tax Lien
Approved: 5-0*

To adopt proposed Resolution Number 2919 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, RIVERSIDE COUNTY, STATE OF CALIFORNIA, APPROVING THE COMBINED REPORT FOR ABATEMENT OF WEEDS AND WASTE MATTER AND ASSESSING THE COST THEREOF PURSUANT TO CHAPTER 7.08 OF THE PERRIS MUNICIPAL CODE. (PROPERTY ASSESSOR NUMBERS 303-110-002, 303-110-002, 310-150-009, AND 311-252-016).

Community Director Gutierrez said the item was a recommendation to place a lien, of \$2,929.70, on the property for the purpose of weed abatement. Staff recommended Council to adopt the resolution to assess the cost and place a tax lien on the property.

Community Director Gutierrez's Presentation

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION: None

M/S/C (MOTTE/YARBROUGH) To adopt Resolution Number 2919 to approve the weed abatement and place a tax lien against the property.

*To Adopt Resolution Number 2919, to Assess Tax Lien
Approved: 5-0*

AYES: Landers, Motte, Rogers, Yarbrough, Busch

NOES:

9.2 CONTINUED PUBLIC HEARINGS: None

10: NON-HEARING ITEMS:

10.1 NEW BUSINESS:

- A. Consideration and discussion to authorize staff to initiate an Ordinance to regulate wireless telecommunication facilities within the City of Perris.

*To Authorize Staff to Prepare an Ordinance to Regulate Wireless Telecommunication Facilities within City of Perris
Approved: 5-0*

Community Director Gutierrez said staff requested to initiate an ordinance amendment to allow staff to create language to regulate wireless communication facilities within the City. Currently, there were no regulations and the facilities were permitted into some areas.

Community Director Gutierrez's Presentation

PUBLIC COMMENT:

Unidentified person asked if the request would involve the poles and equipment and restriction of the use of cellular phones.

Unidentified Person's Query

In response, Community Director Gutierrez said the proposal would address the poles, equipment, and facility location. But, would not restrict the use of cellular phones.

Community Director Gutierrez's Response

CITY COUNCIL COMMENTS AND DISCUSSION:

Mayor Busch commented that this would be the time to stress aesthetics and recommended the City code reflect that kind of desire.

Mayor Busch's Comments

Councilmember Yarbrough commented on companies that specifically design towers that were aesthetically appealing.

Councilmember Yarbrough's Comment

Councilmember Landers commented the staff report contained many suggestions in regards to pole design.

Councilmember Landers' Comments

M/S/C (LANDERS/ROGERS) To authorize staff to prepare an ordinance to regulate wireless telecommunications facilities within the City of Perris.

*To Authorize Staff to Prepare an Ordinance to Regulate Wireless Telecommunication Facilities within City of Perris
Approved: 5-0*

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

B. Consideration and discussion to approve the architectural design for the 1.9 million square foot Ross Distribution Center, Major Modification 01-0184, subject to the recommended conditions, based on the analysis and findings contained in the project report and the accompanying exhibits. The site is located on the south side of Morgan Street between Indian and Webster Avenues (Assessor Parcel Number 310-040-01). Applicant: H & M Architects & Engineers, Inc.

*Architectural Design-Major Modification 01-0184, subject to Exhibits & Condition Number Nine Revisions
Approved: 5-0*

Community Director Gutierrez commented the Ross Project was approved by Council in November, 2001 and one of the conditions of approval was to present their architectural design. There was a report distributed to Council that reflected revisions. Staff recommended Council to approve the architectural design for Major Modification 01-0184.

Community Director Gutierrez's Presentation

Mr. Burnes, H & M Architectural Engineers presented the design and indicated the tilt up wall panels had been enhanced with a series of geometric panels. In addition, color hues and variations were utilized to provide an economical aesthetically pleasing unassuming facade for the building.

H & M Architectural Engineers, Mr. Burnes' Presentation

PUBLIC COMMENT:

Ms. Denny-Fox asked if there were plans for landscaping and hoped it would be more pleasing than Modtech's and Core Slab's. She commented on their lack of compliance.

Ms. Denny-Fox's Query

Mr. Francis commented on Lowe's impact to City streets and the City's loss of Lowe building a store within the City of Perris. In the future the City should press for tax base projects.

Mr. Francis' Comments

Mr. Vidal commented on the project's impact; Placentia Overpass open access for the public and requested the Council to work with the County to access the overpass.

Mr. Vidal's Comments

Mr. Kaus encouraged Council to invest money to enhance Ramona Expressway Intersection.

Mr. Kaus's Comment

Ms. Denny-Fox suggested, for the future, to enter into a joint agreement to share in the taxes of any new retail giant that came into the Cities (Moreno Valley, Perris). The agreement would prevent the Cities from bidding against each other for retail outlets.

Ms. Denny-Fox's Comments

CITY COUNCIL COMMENTS AND DISCUSSION:

Mayor Pro Tem Rogers voiced pleasure in the architectural design and revisions which were aesthetically pleasing.

Mayor Pro Tem Rogers' Comments

Councilmember Landers commented the previous Council negotiation and approval of the Lowe's Distribution Center in the City. But, the City should review the issues of growth and traffic impact before they occurred. Placentia Overpass needed to be enhanced for traffic impact as well as the 4th Street Interchange.

Councilmember Landers' Comments

Councilmember Motte commented the traffic impact would be addressed through the City's master plan. In regards to parking, Councilmember Motte asked if there was sufficient parking.

Councilmember Motte's Comments

In response, Community Director Gutierrez said the parking standards were analyzed during the approval for the overall site and were sufficient. For clarification purposes there was a condition for Council's approval of the landscape plan and it would be presented in the near future.

Community Director Gutierrez's Response

Councilmember Yarbrough commented on the enhancement of Placentia Overpass; and agreed with the concept of the shared tax base benefits for retail operations. But, this proposal was not a retail operation, it was a distribution center and was different. Retailers determine when and where they would build and Lowe's made it clear it was their option.

Councilmember Yarbrough's Comments

M/S/C (ROGERS/YARBROUGH) To approve the architectural design for Major Modification 01-0184 subject to the accompanying exhibits and the revisions to Condition Number Nine (9).

*Architectural Design-
Major Modification
01-0184, subject to
Exhibits & Condition
Number Nine
Revisions
Approved: 5-0*

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

10.2 OLD BUSINESS:

A. Consideration and discussion to rescind Resolution Number 2910 and adopt proposed Resolution Number 2920, a resolution adopting the optional City-Paid Benefits Plan Annual Rate Adjustment.

*Adopt Resolution
Number 2920-
adopting Optional
City-Paid Benefits
Plan Annual Rate
Adjustment
Approved: 5-0*

To adopt Resolution Number 2920 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADOPTING THE OPTIONAL CITY-PAID BENEFITS PLAN RATE ADJUSTMENTS FOR CALENDAR YEAR 2002.

Finance Director Rogers-Elmore commented that on January 29th a resolution was approved to adopt the Optional City-Paid Benefits Plan Rate Increase and the language of the resolution was not sufficient per CALPERS. Therefore, the word ‘full-time’ was revised to ‘eligible’ and recommended adoption of the proposed resolution.

*Finance Director
Rogers-Elmore’s
Presentation*

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION: None

M/S/C (ROGERS/MOTTE) To rescind Resolution Number 2910 and adopt Resolution Number 2920.

*Adopt Resolution
Number 2920-
adopting Optional
City-Paid Benefits
Plan Annual Rate
Adjustment
Approved: 5-0*

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

11. PUBLIC COMMENT:

Mr. Phelps commented his goal was to develop a full season theater and the necessary clean up of the Boxing Room for theater use.

*Mr. Phelps’
Comments*

Ms. Denny-Fox asked, as a representative of Riverside County Department of Community Action, that the Council consider purchasing emergency electric generators to be provided to the elderly or handicapped persons medically dependent on life sustained equipment. The generators cost under \$1,000 each and the City should provide three or four reserve generators.

*Ms. Denny-Fox’s
Comments*

Mr. Kaus encouraged Council to appropriate \$20,000-\$30,000 to rid the blight of dead trees and consider it as a safety issue.

Mr. Kaus' Comments

Mr. Francis thanked Councilmember Landers in taking the leadership role in communication with citizens. He commented on the City's over staffing of the Administrative Department.

Mr. Francis' Comments

Mr. Vidal commented that Council consider the request in regards to reserve emergency electric generators and commended favorably on Councilmember Yarbrough's concept of the Community Outreach Program.

Mr. Vidal's Comments

12. CITY COUNCIL COMMENTS:

Mayor Pro Tem Rogers announced her attendance to the Val Verde Advisory Council Luncheon on February 15th. Rancho Verde had began their expansion of forty additional classrooms, science labs, alternate education center and test scores were up. On February 25th attendance to the Barratt American Ground Breaking Ceremony was made by herself, Councilmember Landers, Councilmember Yarbrough, City Manager Vasquez, Community Director Gutierrez, City Engineer Motlagh, City Attorney Dunn, Community Services Director Owens and Assistant City Manager Apodaca. She would be attending, as the City's representative, Crenshaw Chamber of Commerce Black History event.

Mayor Pro Tem Rogers' Comments

Councilmember Landers requested, from staff, an update on Enchanted Heights Community Meeting for the residents to hear their concerns; street sweeping schedule and cost; and requested a work session in regards to weed abatement.

Councilmember Landers' Comments

Councilmember Yarbrough commented that the Community Outreach Program was tentatively schedule for mid-March and would be held in Enchanted Heights. He announced his attendance to the RCTC Meeting which was in regards to the Santa Fe Railway Station and encouraged anyone with interest in the proposed Metro-Link Facility to contact him. In regards to the theater, Councilmember Yarbrough said they would continue to follow-up. He commended the Police Department on their DUI Check Point.

Councilmember Yarbrough's Comments

Mayor Busch asked for the status of Planning Commission.

Mayor Busch's Query

In response, City Manager Vasquez said staff had been working on the development of a program for the Planning Commission and applications had been received. The applications were in the process of screening and would be brought to Council with a recommendation. Staff would present policies to Council for adoption prior to appointment of commissioners.

City Manager Vasquez's Response

Mayor Busch apologized for his absence to the Barratt's groundbreaking ceremony.

Mayor Busch's Comment

13. **CITY COUNCIL COMMITTEE REPORTS:** None

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

City Manager Vasquez said staff was working on the initiation of the first Community Outreach Program event and it was hoped to select a neighborhood and involve the residents. The event would be held at a park location and would include all department representatives to meet the residents and respond to concerns. The first meeting would be held in March, 2002. In regards to the Neighborhood Revitalization Strategy it was determined to target the Enchanted Heights area because the residents/representatives were experiencing problems. The City was developing a multi-discipline area approach to familiarize residents with City representatives; address concerns; define action plans for street improvements; signs; lighting, blight; graffiti; and criminal issues. The focus was to develop a partnership and relationship with the residents of the community.

*City Manager
Vasquez's Report*

15. **AGENDA ITEMS/MEETING REQUESTS AND REVIEW:** None

Before adjournment to Closed Session, Mayor Busch opened the Redevelopment Agency Meeting at 6:55 p.m.

*Mayor Busch Opened
RDA Meeting at 6:55
p.m.*

Mayor Busch reminded the public of the March 5th election and encouraged participation.

Mayor Busch called City Council Meeting back to order and requested for City Attorney Dunn's Closed Session Report.

*City Council Meeting
Called Back to Order*

16. **CLOSED SESSION:**

A. Conference with Legal Counsel – Existing Litigation
Government Code Section 54956.9 (a)
Hardman v. City of Perris

*No Reportable Action
Taken*

B. Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9 (b) – One Case

*No Reportable Action
Taken*

City Attorney Dunn reported Closed Session Items A and B were discussed, direction given to staff and no reportable action taken.

*City Attorney Dunn's
Closed Session
Report*

17. **ADJOURNMENT:** By unanimous consent the Regular City Council Meeting was adjourned at 7:43 p.m.

*7:43 p.m. Regular
City Council Meeting
Adjourned*

Respectfully Submitted,

Margaret Rey, City Clerk

