

NOTICE AND CALL OF SPECIAL MEETING

TO: THE MEMBERS OF THE CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY, PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF PERRIS

NOTICE IS HEREBY GIVEN that a Special Meeting of the **CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY, PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF PERRIS** is hereby called to be held on July 14, 2020, commencing at 6:00 p.m. at City Council Chambers, 101 N. D Street (corner of San Jacinto Ave. and Perris Blvd.), Perris, CA 92570

Said Special Meeting shall be for the purpose of the following:

CONSENT CALENDAR:

- A. Consideration to adopt Resolution Number (next in order) approving submission of a grant application by Grapevine Development, LLC, for the Transit-Oriented Development Housing Program.
- B. Consideration to authorize the allocation of \$200,000 from the City of Perris General Fund to the Small Business Assistance Program.
- C. Consideration to authorize the street closure of Case Road, between Ellis Road and Murrieta Road, for emergency sewer repairs by Eastern Municipal Water District.

Dated: July 13, 2020

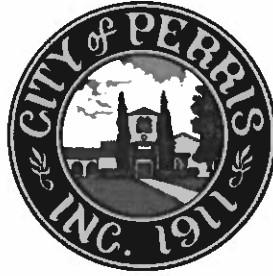


Michael M. Vargas, Mayor

ATTEST:



Nancy Sabazar, City Clerk



*For further information on an agenda item, please contact
the City at 101 North "D" Street, or call (951) 943-6100*

**AGENDA
JOINT SPECIAL MEETING OF THE CITY COUNCIL, SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY,
PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS
AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT
CORPORATION OF THE CITY OF PERRIS**

Tuesday, July 14, 2020

6:00 P.M.

City Council Chambers

(Corner of San Jacinto and Perris Boulevard)

101 North "D" Street

Perris, California

1. CALL TO ORDER: 6:00 P.M.

2. ROLL CALL:

Corona, Rabb, Rogers, Magaña, Vargas

3. PLEDGE OF ALLEGIANCE:

Councilmember Corona will lead the Pledge of Allegiance.

4. CONSENT CALENDAR:

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to three (3) minutes.

A. Consideration to adopt Resolution Number (next in order) approving submission of a grant application by Grapevine Development, LLC for the Transit-Oriented Development (TOD) Housing Program.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS
AUTHORIZING AN APPLICATION TO THE TRANSIT-ORIENTED
DEVELOPMENT HOUSING PROGRAM

- B. Consideration to authorize the allocation of \$200,000 from the City of Perris General Fund to the Small Business Assistance Program.
- C. Consideration to authorize the street closure of Case Road, between Ellis Road and Murrieta Road, for emergency sewer repairs by Eastern Municipal Water District.
5. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall at (951) 943-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at upcoming City Council meetings. The public will only be permitted to attend the meeting remotely in the Bob Glass Gymnasium, where six feet social distancing will be accommodated.

You may submit request for public comment on any agenda item, or on any item not on the agenda, via email to publiccomment@cityofperris.org. You may also request to have your comments read during the live meeting. There is a three-minute time limit for each person/comment. When submitting requests for public comment, please provide the information below.

- *Identify the item you wish to comment on in your email's subject line.*
- *Provide your full name and contact phone number in your email.*
- *Public comments will be accepted prior to the meeting and up the time that the Mayor announces that public comment for that item is closed.*

ZOOM MEETING INFORMATION

Topic: Special City Council Meeting
Time: Jul 14, 2020 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://zoom.us/j/95296960629>

Meeting ID: 952 9696 0629
One tap mobile
+16699009128,,95296960629# US (San Jose)
+13462487799,,95296960629# US (Houston)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 952 9696 0629

Find your local number: <https://zoom.us/j/adrPOPrL5v>



CITY OF PERRIS

CITY COUNCIL


AGENDA SUBMITTAL

4.A.

MEETING DATE: July 14, 2020

SUBJECT: Authorization for Grapevine Development to apply for Transit-Oriented Development (TOD) Housing Program Funds for properties in Downtown Perris, APNs 313-092-022; 313-092-007; 313-093-001; 313-093-002; 313-093-003; 313-093-004; and 313-093-005.

REQUESTED ACTION: 1) **Adopt** Resolution No. (next in order) approving submission of a grant application by Grapevine Development, LLC for the Transit-Oriented Development (TOD) Housing Program.

CONTACT: Clara Miramontes, Assistant City Manager 

BACKGROUND/DISCUSSION:

The California Department of Housing and Community Development (the Department) announced the release of approximately \$141 million in funding for Transit-Oriented Development (TOD) Housing Program. The primary goal of the TOD Housing Program is to promote the use of public transit and to stimulate affordable housing developments near transit stations. Grapevine Development LLC, has expressed interest in partnering with the City for the D Street Downtown Revitalization Project and is proposing to submit a grant application to assist in the development of affordable for this project. Since the project sites are owned by the City of Perris, Grapevine Development is requesting a resolution by the City to authorize their grant application.

Grapevine is interested in using the TOD Grant funds to help fund construction of an affordable rental housing development project in the Downtown Specific Plan. The development project proposes a mixed-use development including units designated for affordable housing, which will contribute to meeting the City's required Regional Housing Needs Assessment (RHNA) figures. City staff is currently working with potential developers in the development of housing in downtown. One of those potential developers is Grapevine Development, LLC, which initially notified the City of the TOD Program grant opportunity. With approval of this Resolution, Grapevine Development, LLC will submit the application in a nonbinding agreement for use of the TOD Grant funds in Downtown Perris. However, an exclusive negotiations agreement has not been entered with Grapevine Development. If the City decides to move forward with Grapevine development, the TOD grant will be applied to the project if the grant is awarded.

Staff recommends that the City Council adopt the attached resolution: approving the submission of a grant application for the Transit-Oriented Development Housing Program by Grapevine Development, LLC.

BUDGET (or FISCAL) IMPACT: No budget impact.

Prepared by: Michele Ogawa, Interim Manager of Economic Development and Housing

REVIEWED BY:

City Attorney _____

Assistant City Manager _____

Finance Director _____

Attachments: None.

Consent: July 14, 2020

Public Hearing:

Business Item:

Presentation:

Other:

RESOLUTION NO. (next in order)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS
AUTHORIZING AN APPLICATION TO THE TRANSIT-ORIENTED
DEVELOPMENT HOUSING PROGRAM

WHEREAS, the California Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated April 30, 2020, under the Transit-Oriented Development ("TOD") Housing Program; and

WHEREAS, the City of Perris ("City") wishes to apply for and receive an allocation of funds through the TOD Program for the D Street Revitalization Project; and

WHEREAS the City of Perris is an Eligible Applicant under the TOD Program and wishes to apply for a TOD Program Grant in an amount not to exceed \$15,000,000 ("TOD Grant") to develop infrastructure in support of affordable housing ("TOD Project") under the above described NOFA.

NOW, THEREFORE, IT IS RESOLVED: That the City of Perris is hereby authorized and directed to act in connection with the Department's TOD Grant pursuant to the above-mentioned NOFA.

RESOLVED FURTHER: That in connection with the City's TOD Grant, Grapevine Development, LLC is authorized to submit the TOD Grant Application on behalf of the City of Perris; and the City of Perris is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the TOD Grant, the City's obligations related thereto, and the Department's security therefore; including, but not limited to, an affordable housing covenant, a performance deed of trust, a disbursement agreement, and certain other documents required by the Department as security for, evidence of or pertaining to the TOD Grant, and all amendments thereto (collectively, the "TOD Grant Documents").

RESOLVED FURTHER: That the Mayor of the City of Perris is hereby authorized to execute the TOD Grant Documents, and any amendment or modifications thereto, on behalf of the City of Perris.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of _____, 20____ by the consent of the City Council by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

SIGNATURE

TITLE

DATE

CERTIFICATE OF THE CLERK OF THE CITY OF PERRIS

The undersigned, _____, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City Council which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Secretary/ Clerk's Signature

Type or Print Signatory's Name



CITY OF PERRIS


CITY COUNCIL AGENDA SUBMITTAL

4.B.

MEETING DATE: July 14, 2020

SUBJECT: Consideration to allocate additional funds to the City of Perris Small Business Assistance Program

REQUESTED ACTION: Authorize the allocation of \$200,000 from the General Fund to the City of Perris Small Business Assistance Program

CONTACT: Clara Miramontes, Assistant City Manager 

BACKGROUND/DISCUSSION:

On May 12, 2020, City Council approved the creation of the City of Perris Small Business Assistance Program, as part of the City's efforts to assist businesses during the COVID-19 pandemic. The initial allocation was approved for \$300,000 under the existing Community Economic Development Corporation (CEDC) budget. To date, a total of 53 applications have been received with 13 applications being approved, totaling to \$125,500 of expended program funds. There are currently 28 applications under review, requesting a total of \$279,165.00 with an available program funds balance of \$174,500. There were 12 applications denied because the applicants had already received CARES ACT funds and the City's loan program gives priority to businesses that did not receive any funds from the CARES ACT.


The City Council had previously directed staff to allocate an additional \$100,000.00 to the Small Business Assistance Program. The Economic Development subcommittee met on July 9, 2020, and after reviewing the most recent application increase, recommended that an additional \$100,000.00 be allocated to the program, totaling to \$200,000.00 of additional funds to the Small Business Assistance Program. This would bring the total budget for the Small Business Assistance Program to \$500,000.00 and provide opportunities for those businesses that did not receive at least \$10,000.00 in funds under the CARES ACT. The ED subcommittee also recommended that businesses who did not receive at least \$10,000.00 from the CARES ACT may apply for City of Perris assistance to close the gap up to a collective total of \$10,000 between the two funding sources.

Staff recommends that City Council approve the allocation of \$200,000.00 from the City's General Fund to the City of Perris Small Business Assistance Program.

BUDGET (or FISCAL) IMPACT: The allocation of \$200,000.00 will be drawn from City's General Fund 20/21.

Prepared by: Michele Ogawa, Interim Manager of Economic Development and Housing

REVIEWED BY:

City Attorney _____
Assistant City Manager  _____
Finance Director _____

Consent: July 14, 2020



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: July 14, 2020

SUBJECT: Eastern Municipal Water District (EMWD) Emergency Sewer Repair Project Street Closure on Case Road, between Ellis Avenue and Murrieta Road

REQUESTED ACTIONS: Approve Eastern Municipal Water District’s request for a local street closure on Case Road, between Ellis Avenue and Murrieta Road

CONTACT: Stuart E. McKibbin, City Engineer

BACKGROUND/DISCUSSION:

In April, the old 15-inch pressure sewer in Case Road failed causing a large sinkhole. Due to the threat to public safety the road was closed while Eastern Municipal Water District (EMWD) made temporary sewer repairs and fixed the road. After further investigation, EMWD has discovered that H2S gas has corroded the pipeline, and that a 70-foot run of the sewer line must be replaced. A quick repair is critical for the City as 100% of its sewer service area drains through this pipeline. EMWD is requesting the closure of Case Road for up to two weeks (July 15-July 29) in order to make the repair with its own maintenance crews.

Engineering reviewed the site in the field with EMWD. Due to the narrowness of the road, the depth of the repair trench and its close proximity to the Case Road bridge, the need to cross traffic lanes to spoil material, the safety of both the public and EMWD’s repair crew, and the importance of the repair to the City’s own sewer system, Engineering recommends approval of the closure request.

While not ready at the time of staff report submittal, EMWD is preparing a Traffic Management and Detour Plan that will clearly depict the limits of the closure. Besides the usual barricades and detour signs, the detour plan will include multiple message boards to minimize the inconvenience of the closure to the public.

Street	Closure Limits	Lanes open during closure (in each direction)	Duration
Case Road	Ellis Avenue and Murrieta Road	None	Up to 2 weeks

City staff recommends approval of the Case Road closure subject to issuance of a City Encroachment Permit, and proper notification of City Inspectors, local emergency responders, schools, etc. Such notice shall be available on the City’s social media/webpage.

BUDGET (or FISCAL) IMPACT:

There is no fiscal impact with the approval of the Case Road Local Street Closure.

Prepared by: Stuart E. McKibbin, City Engineer

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Finance Director _____

Attachment: Case Road Closure Vicinity Map

Consent: Yes
Public Hearing:
Business Item:
Presentation:
Other:

CASE ROAD CLOSURE VICINITY MAP

