

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

**AGENDA  
JOINT MEETING OF THE CITY COUNCIL,  
REDEVELOPMENT AGENCY,  
PUBLIC FINANCE AUTHORITY,  
AND PUBLIC UTILITY AUTHORITY  
OF THE CITY OF PERRIS  
Tuesday, August 31, 2010  
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:**

Rogers, Yarbrough, Landers, Evans, Busch

**3. INVOCATION:**

Pastor John Williams  
Freedom Community Christian Church  
3519 N. Perris Blvd.  
Perris, CA 92571

**4. PLEDGE OF ALLEGIANCE:**

Councilman Yarbrough will lead the Pledge of Allegiance.

**5. PRESENTATIONS/ANNOUNCEMENTS:**

*At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.*

**6. APPROVAL OF MINUTES:**

- A. Approval of the Minutes of the Joint Worksession of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utility Authority held July 15, 2010 and the Minutes of the Special Joint Meeting of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utility Authority held July 29, 2010.

**7. 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. Adopt Second Reading of Ordinance Numbers (next in order) regarding South Perris Industrial Project; a proposal by First Industrial Realty Trust to develop three discontiguous sites (total of 458 acres) with 7.4 million square feet in nine warehouse buildings in South Perris, located on three separate sites generally bound by 7<sup>th</sup> Street to the north, the I-215 to the east, Watson Road to the south and “A” Street to the west. (Developer: First Industrial Realty Trust).

The Second Reading of Proposed Ordinance Numbers (next in order) are entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS APPROVING DEVELOPMENT AGREEMENT 08-05-0027 FOR SITE 1 OF THE SOUTH PERRIS INDUSTRIAL PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS APPROVING DEVELOPMENT AGREEMENT 10-04-0009 FOR SITE 2 OF THE SOUTH PERRIS INDUSTRIAL PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS APPROVING GENERAL PLAN AMENDMENT 08-05-0023, SPECIFIC PLAN AMENDMENT 08-05-0024, ZONE CHANGE 09-03-0020, AND DEVELOPMENT AGREEMENT 10-04-0010 FOR SITE 3 OF THE SOUTH PERRIS INDUSTRIAL PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF

- B. Receive and File Quarterly Investment Report for the Quarter Ended June 30, 2010.
- C. Approve the Trail Easement Agreement with KB Home related to former Monument Park Tract No. 31926 (revised).
- D. Approval to award Contract to Lee & Stires, Inc. and reject all other bids regarding Ramona Expressway Widening (Phase II) Project – Perris Blvd. to Evans Road.
- E. Adopt Resolution Number (next in order) regarding Third Year Redevelopment Agency loan to Support the Perris Valley Youth Association Sports P-Town Combat Academy.

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, SITTING AS THE BOARD OF THE REDEVELOPMENT AGENCY EXERCISING THE OPTION TO EXTEND THE LOAN AGREEMENT WITH THE PERRIS VALLEY YOUTH ASSOCIATION SPORTS FOR AN ADDITIONAL ONE-YEAR

- F. Approve the Settlement Agreement with Perris Business Park and the County regarding the CFD 88-3 excess tax proceeds claim.

**8. PUBLIC HEARINGS:**

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to three (3) minutes.***

- A. Consideration to introduce First Reading of Ordinance Number (next in order) regarding regulation of registered sex offenders' conduct on Halloween.

The Proposed First Reading of Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS AMENDING TITLE 9, SECTION 5, OF THE PERRIS MUNICIPAL CODE ADDING CHAPTER 9.36 REGULATING REGISTERED SEX OFFENDER'S CONDUCT AS IT RELATES TO MINORS

Introduced by: Richard Belmudez, City Manager

PUBLIC COMMENT:

- B. Consideration to approve Settlement Agreement with Portezuelo Partners related to Tract No. 33973, located north of San Jacinto River, west of McPherson Road, south of Ethanac Road and east of Sophie Street.

Introduced by: Eric Dunn, City Attorney

PUBLIC COMMENT:

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

*Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. Public Comment is limited to three (3) minutes.*

- A. Consideration to approve a Business Attraction/Assistance Package to Stretch Forming Corporation.

Introduced by: Michael McDermott, Redevelopment and Economic Development Manager

PUBLIC COMMENT:

- B. Consideration to approve a Business Attraction/Assistance Package to Rio Ranch Market.

Introduced by: Michael McDermott, Redevelopment and Economic Development Manager.

PUBLIC COMMENT:

- C. Presentation of the Capital Improvement Program Quarterly Report covering the period July 2009 through June 2010.

Introduced by: Ron Carr, Assistant City Manager

PUBLIC COMMENT:

- D. Presentation of the installation of a 3 way stop sign at the corner of Alpine and “A” Street, adjacent to the Railway Elementary School.

Introduced by: Habib Motlagh, City Engineer

PUBLIC COMMENT:

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

*This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor’s, City Council’s and staff’s ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. **Public comment is limited to three (3) minutes.***

**11. COUNCIL COMMUNICATIONS:**

*(Committee Reports, Agenda Items, Meeting Requests and Review etc.)*

*This is an opportunity for the Mayor and City Councilmembers to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. **NO ACTION CAN BE TAKEN AT THIS TIME.***

**12. CITY MANAGER’S REPORT:**

**13. CLOSED SESSION:**

- A. Conference with Real Property Negotiations – Government Code Section 54956.8  
Property: 403 E. 4<sup>th</sup> St.  
Redevelopment Agency Negotiator: Richard Belmudez, Executive Director  
Negotiating Parties: Resurrection Kustoms  
Under Negotiations: Price and terms of payment
  
- B. Conference with Real Property Negotiations – Government Code Section 54956.8  
Property: 227 North “D” Street  
Redevelopment Agency Negotiator: Richard Belmudez, Executive Director  
Negotiating Parties: Praise Chapel  
Under Negotiations: Price and terms of payment

- C. Conference with Real Property Negotiations – Government Code Section 54956.8  
Property: APN 313-180-013  
Redevelopment Agency Negotiator: Richard Belmudez, Executive Director  
Negotiating Parties: Luis Tejada  
Under Negotiations: Price and terms of payment
  
- D. Conference with Legal Counsel – Anticipated Litigation – Government Code Section 54956.9(b) – 3 cases

**14. ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official (951) 443-1029. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*