

# ***CITY OF PERRIS***

*MINUTES:* Joint Work Session of the City Council,  
Redevelopment Agency,  
Perris Public Finance Authority &  
Perris Public Utilities Authority

*Date of Meeting:* 27 February 2007

*Time of Meeting:* 5:00 p.m.

*Place of Meeting:* City Council Chambers

**1. CALL TO ORDER:**

The Honorable Mayor Busch called the Joint Work Session of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority to order.

*5:02 p.m. Called to Order*

**2. ROLL CALL:**

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

*All Council Members present*

Staff Members Present: Acting City Manager Belmudez, City Attorney Dunn, Finance Director Carr, Public Works Director Ansari, Assistant to City Manager Madkin, Community Services Manager Carter, Interim Planning Manager Eckhardt, Real Estate Services Manager McDermott, Police Chief Kestell, City Clerk Haughney, and Deputy City Clerk Kasad.

*Staff Members Present*

**3. WORK SESSION:**

It was announced that Item B would be taken first on the Agenda.

B. Discussion on City Council Chambers Display and Voting System.

*Discussion on City Council Chambers Display and Voting System*

Introduced by: Michael McDermott, Real Estate Services Manager

Mr. McDermott introduced Matt Mincks of Granicus to make a presentation regarding the Granicus software system, noting that the City Clerk had requested that this display and voting system be implemented in the new Council Chambers.

*Introduction of Matt Mincks of Granicus.*

Mr. Mincks introduced his company, which provides video streaming solutions to allow organizations to put their public meeting content out on the internet.

*Introduction of the Company*

Specifically, Mr. Mincks demonstrated the Voting System, first pointing out the interface that all the Councilmembers and Staff members would have in front of them to walk them through the meeting. He then showed the public display, the interface the public would use to follow along throughout the meeting. He said they would be able to view the current agenda item, and when a vote occurred, the motion and vote record would be displayed. It would also record the time a public speaker began speaking, as well as indicating the time they had remaining to speak. At any time, a Councilmember would be able to flip through and look at any agenda item, to see what was coming up in the meeting. Also, at any point in time, by pressing a "Request to Speak" button on the interface, a Councilmember would be able to indicate that he/she would like to speak on any given agenda item, and when the Council got to that item, the person chairing the meeting would know that someone wished to speak on that particular item. The Clerk's interface would actually time-stamp items during the course of the meeting. The Clerk would be the one managing the flow of the meeting, and as she moved to the next item, it would be highlighted on the Council's interface, indicating exactly where they were on the agenda. Mr. Mincks then showed how the motion and vote functions worked, automatically recording the motions and voting records.

*Demonstration of the Voting System and Council/Staff and Public Interfaces*

Mr. Yarbrough asked if one of the advantages of this system was that the Clerk had an instant record of what had actually happened, along with an audio backup tape. Mr. Mincks said it was, noting that when a motion or vote was made, it would actually go into the public record immediately. It would still require the Clerk's staff to go in and complete the minutes, but they would not have to record who made the motion and what the vote was; that would already be on the record. It would greatly assist the Clerk's Office in creating the Minute documentation by taking what was done and tying it in to the public record. Ms. Haughney noted that it would not do away with the tasks that her staff currently performed, but would streamline the process and minimize the hours spent on Minute preparation. Mr. Mincks said that the staffs of City Clerk's Offices presently using this system had found that it really helped them create their documentation much faster.

*Advantages of the System*

Regarding preparation of the agenda, Mr. Yarbrough asked if the Council and Staff would continue to receive a hard copy of the agenda packet, or a disk. Mr. Mincks said that some cities had everything on digital form. The Clerk could also prepare the agenda packet and have it on line, and then the Council could go to any computer with internet and view the packet. Mr. Yarbrough said it seemed that it would be much less cumbersome to get it all on a disk that could be viewed on the Councilmembers' laptops, rather than having the large packets. He pointed out the savings that would result from not having to copy all the packets.

*Questions Regarding Agenda Preparation*

Mayor Busch asked if this system had been used in other cities. Mr. Mincks said there were about 225 cities, counties and other jurisdictions across the country using the system, the closest to Perris being Solana

*Other Cities Using the Granicus System*

Beach. He said it was also being used by the Cities of Palm Springs, Hesperia and La Puente.

Mr. Yarbrough asked if this system included the public monitor. Mr. Mincks said it included the public interface for multiple public monitors, as well as the Council and Staff interface.

*Monitors*

Mr. Belmudez noted that the purchase of this system had been added to the Mid-Year Budget, so the monies were there; however, the contract had not yet been awarded, nor had the scope yet been defined. He said that during the next couple of weeks, as this was being deliberated over, Staff would like to go visit some of the other cities and test the system. After trying it out, Staff could come to a determination whether to buy the whole system, including the voting system, or not.

*Funding of Purchase / Staff to Observe and Test System*

Mr. Yarbrough asked how long the system would take to install. Mr. Mincks said that typically on a fast run, it would take 30 days; on the average, 50 days. He said there was a great deal of configuration to be done, to customize the system based on this particular Council's needs and how it conducts its business sessions. However, the monitors would be ready in time for the opening of the new Chambers, even if the voting system had not yet been fully completed.

*Time Required for Installation*

Mayor Busch asked if the system could be purchased in segments, as desired. Mr. Mincks said it could be. The Mayor thought this was a good start and it was important to go out and take a look at the system before making a decision.

*Possible to Purchase System in Segments*

A. Discussion on Mobile Home Park Rent Control.

*Discussion on Mobile Home Park Rent Control*

Introduced by: Richard Belmudez, Acting City Manager

Acting City Manager Belmudez said this was a follow-up to Councilmember Yarbrough's request that this item be agendaized. He mentioned that Staff had also received direction to prepare an economic analysis regarding the subject. Since this would take additional time and resources to prepare for the Council, Staff was seeking direction as to whether or not the Council wanted Staff to proceed with allocating resources for that purpose. He said they also wanted to give the Council an update of where they were in the process with a couple of the mobile home facilities.

*Purpose of this Item*

Mr. Belmudez referenced a letter that had earlier been sent to the Council from residents of the mobile home facilities, indicating they had met with some of the Councilmembers and were looking into alternatives for getting some type of rent-control ordinance. There was also some discussion with the property owner of the two mobile park facilities relative to the property maintenance of the facilities. Mr. Belmudez said that since that time, the property owner had spoken with some of the tenants and had met with the City Attorney and Mr.

*References to Communications with Mobile Home Park Residents and Owner*

Belmudez. At that time, the property owner had indicated that they planned on doing some property maintenance improvements, but did not identify anything concrete that had been done since last November. Mr. Dunn and Mr. Belmudez had asked him to write them a letter indicating his schedule for performing those improvements, advising him that the Council had been approached by residents to initiate a rent-control ordinance.

The purpose of this evening's discussion was to determine if the Council wanted to pursue a rent-control ordinance and an economic analysis, and if they wanted Staff to pursue the maintenance issue with the business owner.

*Request for Council's Direction Regarding Issue*

City Attorney Dunn said Mr. Belmudez had summed this item up well, and added that they had not yet received anything from the property owner regarding steps he intended to take regarding this or any other issues. He said they wanted to approach this from a logical basis and make sure that when they had the future larger workshop on this, they were addressing the Council's concerns.

*City Attorney's Comments*

Mayor Pro Tem Rogers asked if the City had received a schedule of rent increases. Mr. Dunn said the representative of the owner of the parks had shared a couple of letters with Staff in which he offered the tenants the option to sign leases (5 years or 10 years) that would provide protection from annual rent increases; however, it was guaranteed that the rent increases would not be more than 8% per year. Mr. Dunn did not know how many of the park tenants had taken advantage of that.

*Offer of Option to Lease in Lieu of Rent Increases*

Mayor Busch thought the City would need to do a little more outreach in getting feedback from both the residents and the property owner, to try to define what the differences are and how the City could address the issue, being able to make decisions based on accurate information.

*Need for Further Outreach to Obtain Feedback from Residents and Property Owner*

City Attorney Dunn asked if the Council would like to see several sample ordinances at the larger presentation, or just discuss the points of decision. He noted that some cities set up a separate rental control board to hear appeals, and some go through the City Council. Mayor Busch said before they went any further, they would like to give the public opportunity to speak.

*City Attorney's Question and Comments About Ordinances*

**PUBLIC COMMENT:**

*Public Comment*

John Fatone, mobile park resident, said he had started the Park Place Manufactured Homes Community Group about four years earlier, having found a lot of discrepancies, such as long-term leases that contained a paragraph that stated, "Even though this is an ongoing lease, at the end of the first year, you are reverted back to a month-to-month tenancy." Mr. Fatone said he had done some investigation on his own, contacting the owner of both parks, requesting a copy of the 5-year lease and the 10-year lease. The 5-year lease was based on a \$35-per-year increase, over a 5-year period. The 10-year lease was an 8%-per-year increase

*John Fatone*

over a 10-year period. People presently paying \$435 would be paying in excess of \$900 a month for rent at the end of the 10-year period. His concern was that most of these homes (60%) had been purchased by people on fixed incomes who were using them basically as retirement homes. He singled out a woman who had been paying \$200 monthly rent one year earlier. Since that time, she had had two rent increases and was now paying \$400 a month – just within a one-year period. Mr. Fatone said that many of these people were being forced out of their homes. He said the owner of the parks had given all the residents a letter to sign, stating that at his discretion, he could decide to make any changes he wanted and then pass the cost on to the residents. Mr. Fatone asked the Council to give these people the opportunity to fight back for their homes.

David Rich, resident of Park Place Mobile Homes, stated that in 2005 he had experienced two rent increases, for a total of \$101. He referenced a County rent-control ordinance and asked if the City would be taking that into account in doing their research. Mayor Busch said they definitely would look at all resources available in order to come up with something that would be fair and reasonable to all.

*David Rich*

Michael Weir, Manager of Camping Resorts of America, asked if this would affect his RV park as well. Mayor Busch said it would depend on how the ordinance was written. The ordinance could exclude or not exclude something like the RV facility, but these mobile homes in question were on permanent foundations.

*Michael Weir*

Barbara Resh, 18-year resident of Park Place Mobile Homes, stated that 10 years ago she had been told that the owner was not supposed to bring any more mobiles into the park, but he had been allowing new mobiles in. Originally the mobile homes had 2-car attached garages, one of the selling points of the park, and now they were installing carports, which decreased the value of the existing homes. Ms. Resh said her rent had been \$250 until about a year and a half ago; now the owner was able to raise the rent as much as he wanted to, whenever he wanted to. She said he was forcing them out of their home.

*Barbara Resh*

**COUNCIL QUESTIONS AND DISCUSSION:**

*Council Questions/Discussion*

Councilmember Motte said he was totally against rent control and thought it was a disaster, non-American, and against our system. He felt the City needed an expert economist to come in and explain the ramifications of getting involved in this.

*Councilmember Motte's  
Comments*

Councilmember Landers said what he was against was people being treated like some of the people in these two mobile parks were being treated. He felt the Council needed to take a stand. It was either the haves or the have-nots, and people needed to be protected. He said he didn't like rent control either, but in a case like this, he felt the City needed to help the people who were on fixed incomes. He said the Council would need to seek the City Attorney's counsel, but they needed

*Councilmember Landers'  
Comments*

to study some way to help these people. Mr. Landers said he was familiar with these parks, and no improvements had been made; some were in shambles.

Councilmember Yarbrough said he had attended a meeting at one of the mobile parks with the City Attorney, and if half of what they had heard was true, it was very clear there were some inconsistencies. He said it had been more than five months since this had been brought to the Council's attention by the constituents, and he felt the Council had an obligation to understand it and what the ramifications were, and take the time to address the situation and look at it. He said a lot of the problems there were code and zoning violations that could be addressed by the City. He believed that looking into this was part of the commitment the Council had made to the public.

*Councilmember Yarbrough's Comments*

Mayor Pro Tem Rogers said it looked like the parks were trying to make up for the previous years when there had been no rent increase. She said she would like to see the rent increase schedule for the past two or three years, as well as the number of people that were impacted. She agreed that an economic study was needed, but she felt that a double increase annually was too much of a burden to any family on a fixed income. She said she would also like to see the leases.

*Mayor Pro Tem Rogers' Comments*

One of the mobile park residents said he had copies of all the leases, and anyone from the City needing to review them or needing any information could contact him.

*Mobile Park Resident's Comments*

Ms. Rogers asked to have that brought to the Council, even though it would be a hard decision to make, so they could study the issues. She felt the Council was duty-bound to look into the concerns of the residents.

*Ms. Rogers' Comments*

Mayor Busch echoed the Council's comments, that they wanted to move forward, wanted more information, wanted another workshop, and wanted to know what the alternatives were and how the problems could be resolved.

*Mayor Busch's Comments*

William Ligg, resident of Park Place Mobile Homes, agreed with the other park residents.

*William Ligg's Comments*

**4. ADJOURNMENT:**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 6:01 p.m.

*6:01 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.*

Respectfully Submitted,

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Judy L. Haughney, City Clerk

