

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority
Date of Meeting: 10 January 2006
Time of Meeting: 6:00 p.m.
Place of Meeting: City Council Chambers

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.

6:05 p.m. Called to Order

2. ROLL CALL:

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

All Council Members present.

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, City Engineer Motlagh, Finance Director Carr, Public Works Director Ansari, Assistant to City Manager Madkin, and City Clerk Rey.

Staff Members Present

3. INVOCATION:

Councilmember Landers led the Invocation.

Councilmember Landers led the Invocation.

4. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Motte led the Pledge of Allegiance.

Mayor Pro Tem Motte led the Pledge of Allegiance.

5. PRESENTATIONS/ANNOUNCEMENTS:

None.

No Presentations or Announcements

6. APPROVAL OF MINUTES:

A. Approval of the Minutes of the Joint Work Session of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held December 13, 2005, and approval of the Minutes of the Regular Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Utility Authority Meeting held December 13, 2005.

Approval of Minutes of the Joint Work Session and Regular Meeting of the City Council, RDA, PPFA and PPUA Meeting held December 13, 2005.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Landers/Yarbrough) to approve the Minutes of the Joint Work Session and Regular Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority Meeting held on December 13, 2005.

Motion to approve the Minutes of December 13, 2005.

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

Approved: 5-0

7. CONSENT CALENDAR:

Mayor Busch called for any comments regarding Consent Calendar items only.

Mayor Busch called for comments regarding Consent Calendar only.

PUBLIC COMMENT: None

No Public Comment

A. Adopt Resolution Number 3543 committing matching funds to "D" Street Gateway Project.

Adoption of Resolution Number 3543 committing matching funds to "D" Street Gateway Project.

Resolution Number 3543 is entitled:

A RESOLUTION OF THE CITY OF PERRIS COMMITTING LOCAL MATCH FUNDS AND TIMELY IMPLEMENTATION OF THE PERRIS GATEWAY TRANSPORTATION ENHANCEMENT PROJECT.

Resolution Number 3543 committing local match funds and timely implementation of the Perris Gateway Transportation Enhancement Project.

B. Approve language clarifying potential sources of dam inundation as set forth in the Safety Element of General Plan 2030.

Approval of language clarifying potential sources of dam inundation as set forth in the Safety Element of General Plan 2030.

C. Receive and file the Annual Report of Financial Transactions to the State Controller for the fiscal year ended June 30, 2005.

Receiving and filing the Annual Report of Financial Transactions to the State Controller for the fiscal year ended June 30, 2005.

- D. Receive and file the 2005 Financial Statements for the City of Perris' Transportation Funds. *Receiving and filing the 2005 Financial Statement for the City of Perris' Transportation Funds.*
- E. Approve the terms of a Storm Drain Maintenance Agreement with Stratford Ranch Partners. *Approval of the terms of a Storm Drain Maintenance Agreement with Stratford Ranch Partners.*
- F. Approval of Warrants. *Approval of Warrants.*
- Mayor Busch called for a motion. *Mayor Busch called for a motion.*
- M/S/C: (Rogers/Landers) to approve the Consent Calendar as presented. *Motion to approve the Consent Calendar as presented.*
- AYES: Motte, Rogers, Yarbrough, Landers, Busch *Approved: 5-0*
NOES:
ABSENT:
ABSTAIN:

8. PUBLIC HEARINGS:

- A. Consideration to adopt Resolution Number (next in order) and adopt First Reading of Ordinance Number (next in order) approving Zone Change 05-0412 and Tentative Tract Map 33720 (05-0296), a proposal to subdivide 11.9 acres into 57 lots for single-family residential development, and change the zoning designation from R-10,000 Residential to R-6,000 Residential across the entire tract map located on the southeast corner of Evans Road and Sunset Avenue. (Applicant: Robert Watkins) *Consideration to adopt Resolution Number (next in order) and adopt First Reading of Ordinance Number (next in order) approving ZC 05-0412 and TTM 33720, a proposal to subdivide 11.9 acres into 57 lots for single-family residential development, and change the zoning designation from R-10,000 to R-6,000 across the entire tract map located on the southeast corner of Evans Rd. and Sunset Ave. (Applicant: Robert Watkins)*

(Continued to January 31, 2006)

(Continued to January 31, 2006)

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that Staff and Applicant were requesting a continuance to January 31st in order to allow for issues that were required to be resolved prior to the Council taking action on this particular map.

Director Barnes stated that Staff and Applicant were requesting a continuance to January 31st to allow for issues to be resolved prior to Council taking action.

PUBLIC COMMENT: None

No Public Comment

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Rogers/Motte) to continue the item to January 31st.

Motion to continue the item to January 31st.

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

Approved: 5-0

B. Consideration to approve the funding requests on the allocation of the 32nd Year 2006-2007 Community Development Block Grant Funds.

Consideration to approve the funding requests on the allocation of the 32nd Year 2006-2007 CDBG Funds.

Introduced by: Olivia Barnes, Community Development Director

Director Barnes introduced Senior Planner Michael Morales to make the presentation. Mr. Morales explained that this was the 32nd year of the Community Development Block Grant Program, which was designed to address three National Objectives:

Director Barnes introduced Senior Planner Michael Morales to make the presentation. Mr. Morales briefly explained the program.

- 1) Primarily benefit low and moderate income persons;
- 2) Aid in the prevention and/or elimination of slums and blight; and
- 3) Meet community development needs having a particular urgency, such as those that pose an immediate threat to health and welfare of the community.

Three National Objectives

Mr. Morales stated that the CDBG funds were funneled through the Federal Government, through Riverside EDA, and finally to the City of Perris. He requested that Council review the proposed action plan, hold public testimony, and allocate the funds.

Mr. Morales outlined the source of funds and requested that the Council review the proposed action plan and allocate the funds.

It was stated that citizen participation had been solicited through two community needs assessment workshops, a technical assistance workshop with non-profit groups, a community needs questionnaire, consultation with City administration to identify and prioritize City projects, and a City Council workshop to review the status of current projects as well as the 32nd Year program priorities.

Citizen Participation in the Program

Following this process, Staff developed a list of funding proposals:

Funding Proposals

Funding Proposals for Non-Profit Groups:

Funding for Non-Profit Groups

- 1) E.P.O.C.H., Inc. (a youth employability program that offers employment preparation to get youth ready to find a job, along with a limited job placement service).
- 2) YMCA/After School Program (a pilot program in the Enchanted Heights area for after-school care).

Total funding requested for these projects was \$72,968, but since only a certain amount of the CDBG Fund can be allocated for this purpose, a proposal for a total allocation of \$45,968 was made.

Funding for Proposed City Projects:

Funding for City Projects

- 1) Continuation of the Perris Code Enforcement Program.

- 2) Clean Perris Program (a specialized program addressing special needs within specific neighborhoods).
- 3) Dangerous Building and Structure Abatement Program.
- 4) Furnishings for the "D" Street Streetscape.

Total allocations recommended by Staff for these projects amounted to \$288,032, with a total proposed allocation for the CDBG Program being \$334,000.

Total recommended CDBG allocations: \$334,000.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mayor Pro Tem Motte asked if the Structure Abatement had been increased. Mr. Morales responded affirmatively.

Mayor Pro Tem Motte asked if the Structure Abatement had been increased. Mr. Morales said it had been.

Councilmember Landers asked if the City was already giving money to the YMCA. Darren Madkin explained that the City currently had an agreement with the YMCA to provide supplemental recreation services. He said they were currently using the funds the City had already given them as a part of the Enchanted Heights After School Program (about \$32,000, a portion of which was used to run a day camp during the summer), and the CDBG funding would be supplemental to that. He said the overall plan was to try to expand the After School Program to other schools in the district, but with the limited funds available, the City was only able to provide services at Enchanted Hills Elementary School at the present time.

Councilmember Landers asked about funds being given to the YMCA. Darren Madkin explained that the CDBG funding would be supplemental to the funds already given to the YMCA to provide supplemental recreation services.

Councilmember Yarbrough felt that the money designated for the Code Enforcement Program should be redirected to the After School Program and the other proposed City projects, and the Code Enforcement expenses allocated from the General Fund.

Councilmember Yarbrough felt that the money designated for the Code Enforcement Program should be redirected to the other programs, and Code Enforcement expenses taken out of the General Fund.

Mr. Morales explained that this Code Enforcement Program was redesigned to supplement actions already occurring, so that the Clean Perris Program and the Dangerous Building/Structure Abatement Program could be implemented. He said this Code Enforcement Program would allow Staff to focus on needs in the community that had not been addressed. Mr. Yarbrough agreed that the Code Enforcement Program was indeed a proven and important tool, but felt that funding for it should come from the General Fund rather than from the CDBG Fund, so that those monies could be re-distributed among the other programs.

Mr. Morales explained that this Code Enforcement Program was to supplement what was already being done by Code Enforcement, so that the Clean Perris and Dangerous Building/Structure Abatement Programs could be implemented. Mr. Yarbrough agreed that the Code Enforcement Program was very valuable, but felt it should be funded from the General Fund.

Councilmember Rogers queried concerning the maximum amount that could be funded annually for social programs. The

Councilmember Rogers asked about the maximum amount

response was that the maximum was 15%, so those monies could only be rolled over into other City programs. Mr. Yarbrough said he was in no way putting down the Code Enforcement Program, but just felt it should be funded from the General Fund, allowing more funding for the various programs. He said he understood that it may not be possible this year because of time constraints, but asked the Council to consider it in the future.

that could be funded annually for social programs. The response: 15%. Mr. Yarbrough asked that Council consider his suggestion for funding in the future if it was not possible this year because of time constraints.

Mayor Busch said he appreciated Mr. Yarbrough's comments, but since time was of the essence on this item, he recommended that Staff keep those suggestions in mind for future CDBG fund allocations. Mr. Morales added that the Code Enforcement Program would be enhanced in several ways, including new technology which would streamline inspection input, as well as providing time for focusing on other neighborhood programs.

Mayor Busch appreciated Mr. Yarbrough's comments, but felt that due to the shortage of time, Staff should keep those suggestions in mind for future CDBG fund allocations. Mr. Morales added that the Code Enforcement Program would be enhanced in several ways through this funding.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Motte/Rogers) to approve the allocation of the 32nd Year 2006-07 CDBG funds as presented by Staff.

Motion to approve the allocation of the 32nd Year 2006-07 CDBG funds as presented by Staff.

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

Approved: 5-0

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

A. General Fund Reserve Appropriation(s).

General Fund Reserve Appropriation(s).

Introduced by: Ron Carr, Finance Director

As of way of introduction, Director Carr stated that regarding street projects and road improvements and maintenance, the City had five primary sources of funding: Traffic Safety Funds, Measure A, Gas Tax, External Contributions, and Impact Fees. He stated that in Spring 2006, Council had directed Staff to budget the revenue sources very aggressively. In May a budget was adopted in which \$28 million was appropriated from these five sources to be used for road projects. Mr. Carr said that presently the Council was being asked to appropriate an additional \$3 million from the General Fund budget, bringing the two-year budget total to a little over \$30 million. He said that while \$30 million was a lot of money, it still was not enough to fix every road that needed to be fixed and complete every project needing completion. He then turned the presentation over to Director Ansari to give details on the five projects that were being proposed.

Director Carr stated that the City had five primary sources of funding for street projects and road improvements and maintenance.

Mr. Ansari gave a brief description of each of the following projects:

Director Ansari gave a brief description of each of the five proposed projects.

- 1) Nuevo (I-215 Freeway to Murrieta) - \$1.2 million
- 2) Ramona Expressway Median Landscape (West of Perris) - \$600,000
- 3) Downtown Street & Drainage Improvements (C, Front, North and South Streets) - \$250,000
- 4) Annual Pothole Repaid Program (2005/06/07 - Citywide) - \$250,000
- 5) Annual Street Maintenance Programs (2005/06/06 - The "Alpha+" and The "Numero+" Programs - \$700,000

City Attorney Dunn stated that there was a potential for conflict of interests on the Downtown Street & Drainage Improvements if Councilmember Yarbrough's property was going to receive new and improved facilities because of the improvements. He recommended that he abstain from that particular item and have the Council consider it separately.

City Attorney Dunn pointed out a potential conflict of interests on the Downtown Street & Drainage Improvements and recommended that Mr. Yarbrough abstain from that particular item and have the Council consider it separately.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mayor Pro Tem Motte had a question about the drainage issues at Nuevo and Perris Boulevard. Mr. Ansari responded.

Mr. Ansari responded to Mr. Motte's question about the drainage issues at Nuevo and Perris Boulevard.

Councilmember Rogers asked Mr. Carr if this allocation from the General Fund Reserve would allow that fund to maintain the recommended limits. Mr. Carr responded that this recommendation was made to bring reserves down to the 45% level that the Council adopted in 2005. The Reserve Fund would still be at the minimum balance, while still allowing the City to complete the tremendous projects that had been neglected and overlooked for so long.

Councilmember Rogers asked Mr. Carr if this allocation from the General Fund Reserve would allow that fund to maintain the recommended limits. Mr. Carr said it would.

Ms. Rogers asked Mr. Ansari if there was going to be another proposal for the Ramona Expressway Median Landscape, with the blending of the different plant types. He said that was correct and he planned to bring back the final design, the modified Mediterranean scheme, for Council approval either at the January 31st meeting or the February 14th meeting.

Ms. Rogers asked Mr. Ansari about the Ramona Expressway landscaping. He said the final design would be brought back for Council approval either on January 31st or February 14th.

Councilmember Landers asked how long that landscaped area would be. Mr. Ansari said it would be a little over a mile long, from Perris Boulevard to Webster. Mr. Landers asked if anything was being planned for the area from Perris Boulevard down to Evans. Mr. Ansari said the paving job was already under way, and eventually the same landscape theme would be carried on through east of Perris Boulevard all the way to the City Limits. Mr. Landers asked when construction on the first

Councilmember Landers asked about the length of the landscaped area. Mr. Ansari said it would extend for a little over a mile, from Perris Boulevard to Webster. Mr. Landers asked about the timeline for the first section. Mr. Ansari said it would

section would start. Mr. Ansari said it would probably be at the end of spring or during the summer.

probably be started at the end of spring or during the summer.

Councilmember Yarbrough asked if any curb and gutter improvements were going to be made on the Ramona Expressway, east from the shopping center. Mr. Ansari replied.

Councilmember Yarbrough asked about curb and gutter improvements from the shopping center east on Ramona Expressway.

Mayor Busch complimented Staff on complying with Council’s wishes for project proposals in a timely manner.

Mayor Busch complimented Staff on promptly providing project proposals for the Council’s consideration.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

Councilmember Yarbrough noted that he was in support of the projects; however, due to conflict of interests, he would be abstaining from Project No. 3 regarding improvements at “C” and Front Streets.

Councilmember Yarbrough noted that he was in support of the projects; however, due to conflict of interest, he was abstaining from the item regarding improvements at “C” and Front Streets.

M/S/C: (Rogers/Landers) to approve all of the allocations as presented by Staff and to appropriate \$3,000,000 from the General Fund Reserve to fund these various capital projects.

Motion to approve all of the allocations as presented by Staff and to appropriate \$3,000,000 from the General Fund Reserve to fund these various capital projects.

AYES: Motte, Rogers, Yarbrough, Landers, Busch

NOES:

ABSENT:

ABSTAIN: Yarbrough (Project No. 3 only, regarding improvements at “C” and Front Streets)

*Approved: 5-0
(Councilmember Yarbrough abstained from the third project only, regarding improvements at “C” and Front Streets.)*

B. Consideration to make appointments to the various agencies and committees to which the City Council or their delegates are members, and appointment of Mayor Pro Tem.

Consideration to make appointments to the various agencies and committees to which the City Council or their delegates are members, and appointment of Mayor Pro Tem.

Introduced by: Daryl Busch, Mayor

Mayor Busch complimented the Councilmembers on the excellent job they had done serving on the various committees, earning seniority and respect with the various agencies. He expressed his desire to keep the appointments the same as in the previous year. He then appointed Councilmember Yarbrough as Mayor Pro Tem for Calendar Year 2006.

Mayor Busch complimented the Councilmembers on the excellent job they had done serving on various committees and expressed his desire to keep the appointments the same for the coming year. He then appointed Councilmember Yarbrough as Mayor Pro Tem for Calendar Year 2006.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

M/S/C: (Motte/ Rogers) to ratify the Mayor’s appointments.

Motion to ratify the Mayor’s appointments.

AYES: Motte, Rogers, Yarbrough, Landers, Busch

Approved: 5-0

NOES:

ABSENT:

ABSTAIN:

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

- A. Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on community events.

Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, gave an update on community events.

11. COUNCIL COMMUNICATIONS:

- A. Mayor Busch reported that he had attended the League of California Cities meeting, as had City Clerk Rey. He said the speaker’s topic was Franchise Fees. He noted that there was a move to get legislation to change the fees, which could have a very direct effect on the franchise fees that the City receives.

Mayor Busch reported on the League of California Cities meeting.

Mr. Busch also mentioned an incident that had taken place recently, where a car was highjacked with an infant and cell phone in it. The service provider, Sprint, was uncooperative in providing GPS information so that the car could be located quickly. Mr. Busch voiced his support for any legislation necessary to require mobile phone services to cooperate with law enforcement in responding to emergencies such as this.

Mr. Busch voiced support for legislation that would require mobile phone services to cooperate with law enforcement in providing GPS information in emergency cases.

12. CITY MANAGER’S REPORT:

- A. City Manager Apodaca reported that the \$700,000 added to the street improvement fund earlier in this meeting brought the total of funds being allocated to City streets to almost \$33 million. He said that Staff would continue reporting back to the Council regarding progress on these street projects. It was noted that the Perris Albertson’s store was closing due to the grocery chain’s selling of numerous stores because of competition and other business decisions. Mr. Apodaca also announced that the move-in date for the new Fire Station was scheduled for February 1, 2006, with operations due to start on February 14th. In addition, he stated that the award of the construction contract for Redlands Park would be coming back to Council on March 14th, with construction to begin in April and completion slated for August.

City Manager Apodaca reported that a total of \$33 million was now allocated to City streets. He also mentioned the closing of the Albertson’s store and announced that move-in for the new Fire Station was scheduled for February 1st, with operations to begin on February 14th. Mr. Apodaca also gave an update on Redlands Park.

13. CLOSED SESSION:

The City Council met in Closed Session at 6:55 p.m.

Closed Session began at 6:55 p.m.

- A. Existing Litigation - Government Code Section 54956.9(a).
Rey v. City of Perris

*Existing Litigation - Government Code Section 54956.9(a).
Rey v. City of Perris*

- B. Anticipated Litigation - Government Code Section 54956.9(b) - two cases.

Anticipated Litigation - Government Code Section 54956.9(b) - two cases.

The City Council reconvened in Open Session at 9:10 p.m. to report on Closed Session matters. On Agenda Items 13.A. and 13.B., the Council met with its legal counsel regarding one case of existing litigation and two cases of anticipated litigation. Direction was given to the City Attorney, but no reportable action was taken.

The City Council reconvened in Open Session at 9:10 to report on Closed Session matters. On Agenda Items 13.A. and 13.B., the Council met with its legal counsel regarding one case of existing litigation and two cases of anticipated litigation. Direction was given to the City Attorney, but no reportable action was taken.

14. ADJOURNMENT:

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 9:15 p.m.

9:15 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned.

Respectfully submitted,

Margaret Rey, City Clerk