

# **CITY OF PERRIS**

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

*Date of Meeting:* 13 December 2005

*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.

*5:00 p.m. Called to Order*

## **2. ROLL CALL:**

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

*Council Members present*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, Finance Director Carr, Public Works Director Ansari, Assistant to City Manager Madkin, Planning Manager Belmudez, Senior Planner Morales, and City Clerk Rey.

*Staff Members Present*

## **3. WORK SESSION:**

A. Discussion on the priorities for the allocation of the 32<sup>nd</sup> year, 2006-2007, Community Development Block Grant Funds.

*Discussion on the priorities for the allocation of the 32<sup>nd</sup> year, 2006-2007, Community Development Block Grant Funds.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes introduced Michael Morales, Senior Planner and Administrator of the CDBG Program, to make the presentation which would include the results of the community outreach that is required each year, the two non-profit requests, and those projects proposed by City Staff that they felt would meet the results of the Community Survey.

*Director Barnes introduced Michael Morales to make the presentation*

Mr. Morales presented a list of the types of activities that can be done with CDBG funds. He explained that following the census in 2000, the CDBG areas grew to include portions of northern Perris and portions just east of the Downtown area. Each year Staff goes through a process to determine needs and to solicit input from the community. He commented that two public workshops had been held this year: one at the Cesar Chavez Library and the other at Copper Creek Park, with a total of about 17 residents and two non-profits attending.

*Mr. Morales presented a list of the types of activities that can be done with CDBG funds and commented on the two public workshops held in 2005.*

Mr. Morales showed a summary of what the residents had talked about at the workshops:

*Mr. Morales showed a summary of subjects addressed at the workshops:*

- 1) Neighborhood/housing type of improvements such as walls, fences, entrance monuments and parkway landscaping that had become somewhat deteriorated, houses in the neighborhood that needed painting and maintenance, walls and fences that were falling down or deteriorating.
- 2) The need to provide infrastructure improvements, such as a stop light at Nuevo & Murrieta and water service upgrades around the "A" Street area.
- 3) Special cleanup programs, asking if bins could be provided in their neighborhoods so that they could dump periodically. They asked if paint could be provided so that they could do some graffiti removal on their own. They also addressed the need for graffiti removal.
- 4) Ideas regarding public education and outreach. They wanted to get to know their community and the Code Enforcement officers. Outreach ideas were suggested, such as "Buy your gas in Perris" so we'll get more gas tax money; "Shop in Perris" so we'll get more sales tax money. Would like to see more code enforcement in their area and have their shopping districts better maintained.
- 5) Social services requested: Homeless services, cultural facilities.

*Neighborhood/housing type of improvements (walls, fences, entrance monuments, parkway landscaping) that had become deteriorated; painting and maintenance needed.*

*Need to provide infrastructure improvements.*

*Special cleanup programs.*

*Public education and outreach.*

*Social services requested.*

Community Questionnaire:

*Community Questionnaire*

These were distributed in water bills and a special mailing in northern Perris, resulting in 116 surveys being returned. Social services that ranked highest among their needs included: 1) Programs aimed at crime and crime prevention; 2) Programs aimed at youth services; 3) Job training.

Types of Services Currently Funded:

*Types of Services Currently Funded*

- 1) EPOCH Center, Inc. (an employment program for youth aged 16-23).
- 2) Metz Park Sports Field Improvements.
- 3) Equipment Purchases for "D" Street, including street furnishings, traffic and directional signage.
- 4) Interior repairs to the Teen Tech/Community Room at the City Library.
- 5) On-going Code Enforcement Program.

Non-Profit Agency Social Service Funding Requests:

*Non-Profit Agency Social Service Funding Requests*

This year two entities applied for non-profit funding under the CDBG Program:

- 1) EPOCH, Inc. (Employability Program - \$32,968 recommended funding).
- 2) YMCA, Inc. (After School Care - \$8,000 recommended funding) (Increased to \$13,000).

Proposed City Projects:

*Proposed City Projects*

(Staff was not asking for action at this time; these were simply proposed projects, and Council input was requested.)

- 1) Perris Code Enforcement Program - \$103,000
- 2) Clean Perris Program - \$46,000
- 3) Dangerous Building and Structure Abatement Program - \$10,000 (Increased to \$35,000)
- 4) "D" Street Furnishings and Secondary Entry Enhancement Project (Phase II) - \$125,000

Mr. Morales said a report on these proposed projects would be prepared by Staff and brought back at the January 10<sup>th</sup> Council Meeting.

Status of the "D" Street Improvement Project:

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It was noted that the "D" Street Project would serve the economic development needs of the Downtown population by providing access to employment, transportation services, and the goods and services that are essential to the economic and social well being of the low-moderate income population.

The following street furnishings and directional signage programs, intended to enhance the "D" Street streetscape project, were currently underway.

- 1) Status of Street Furniture Bid Documents and Construction Specifications: Construction drawings, specifications and bid documents for Phase I street furnishings (benches, trash receptacles, road bollards, tree grates, and ornamental traffic signage) was completed in early December, and the project was now being advertised. Items to be installed by February 2006.
- 2) Status of RFP for Design Services for Directional Signage Program: Conceptual plans for a directional signage program were complete, with development of construction drawings of these conceptual plans to continue. RFP for this project to be completed by Spring 2006, followed by final construction drawings in Summer 2006, and installation of directional signage by Fall 2006.

COUNCIL QUESTIONS AND DISCUSSION:

*Council Questions/Discussion*

Councilmember Yarbrough asked how the improvements on "D" Street were going to be coordinated with those that would be made with the Train Depot and the Transit Center. Mr. Morales responded that he had been attending the monthly RCTC meetings and they had discussed coordinating the style of furnishings, decorative pavers, etc., to make the appearance of the Downtown area consistent. Ms. Barnes commented that in addition to the participation that the City had had through the overall review process as the RTA/RCTC project had progressed, RTA/RCTC would at some point submit their application to the City, which would be reviewed and sent to the Planning Commission, so that Staff would be able to ensure consistency with the City's project.

*Councilmember Yarbrough asked how the improvements on "D" Street would be coordinated with those made with the Train Depot and Transit Center. Mr. Morales and Ms. Barnes responded that consistency would be ensured.*

In regards to the YMCA request, Mr. Yarbrough asked if there was any conflict or any duplication of service with what YMCA was doing and what they would be providing in relationship to the City's Parks & Recreation activities. Mr. Madkin said that YMCA and Parks & Recreation would be collaborating on an After School Program at one of the schools, with the City providing the recreation portion and the YMCA and the school providing the education component. Mr. Yarbrough asked

*Mr. Yarbrough asked if there was any conflict or duplication of service with what YMCA was providing in relationship to the City's Parks & Recreation activities. Mr. Madkin replied that an After School Program at one of the*

if there was any opportunity to utilize the three buses the City has. Mr. Madkin said the schools were interested in seeing how they could work that into the program.

*Perris schools would be a joint effort of the YMCA, Parks & Recreation, and the school.*

Regarding the surveys that were done, Mr. Yarbrough commented that although the response of 116 questionnaires was good, the percentage was still very low. He felt the City should take every opportunity to get questionnaires before the public and get as much input as possible. Regarding the community cleanup days, Mr. Yarbrough wondered if perhaps it would be more effective to coordinate with neighborhoods and have a miniature cleanup day within a certain area. Instead of two city-wide days, perhaps it would be more effective to have, for instance, six days throughout the City, focusing on a different area each time. Staff agreed that might be more effective.

*Mr. Yarbrough felt that the City should take every opportunity to get questionnaires before the public and get as much input as possible. He also had a suggestion regarding cleanup days.*

Mr. Yarbrough asked if Staff had any particular structures in mind regarding the dangerous building and structure abatement, or if it was just a fund to be set up in case something came up. Mr. Morales replied that when Code Enforcement begins to work with the community, they want to be sure there are funds available to help residents address such things as dangerous fences, etc. Mr. Yarbrough asked if more monies could be available if the \$10,000 budgeted amount was not enough. Mr. Morales said it may be possible to do a substantial program amendment whereby, in the event of such a need, they could come back to the Council to authorize a re-allocation of any available CDBG funding.

*Mr. Yarbrough asked if any particular structures were pinpointed for abatement, or if this was a fund to be available in case something came up. There was discussion about the possibility of increasing the amount budgeted.*

Councilmember Landers suggested looking into having some of the dangerous, unsightly structures in the Downtown area either fixed up or torn down. He also thought something needed to be done to encourage the gas stations to bring down their prices so that residents would buy gas in Perris.

*Councilmember Landers suggested having the dangerous, unsightly structures in the Downtown area fixed up or torn down.*

Councilmember Rogers asked how much it would cost to demolish a dilapidated structure. Ms. Barnes said it could amount to \$16,000 - \$20,000 per structure. It was suggested that the City wait awhile on the furnishings and put some of that money into demolition of some of the unsightly buildings. It was suggested that the funding for this program be increased to \$35,000.

*Councilmember Rogers inquired about the cost to demolish a structure. It was suggested that the City wait on some of the furnishings and put more money into demolition of unsightly and dangerous buildings.*

Mayor Busch suggested rewording a portion of the section under Dangerous Building and Structure Abatement Program. He also had a question regarding what the Code Enforcement Program was going to cost. Ms. Barnes said that CDBG required that everything be put out for competitive bidding and they did not have any definite figures at this point. Mr. Busch also had a question about which City logo would be used and suggested that it be brought back to Council. Mr. Yarbrough thought that should be a workshop item.

*Mayor Busch suggested rewording a portion of the statement about the Dangerous Building and Structure Abatement. He also had a question about the cost of Code Enforcement. Ms. Barnes responded. It was also suggested that there be a Council workshop to discuss the City logo.*

Mayor Pro Tem Motte suggested looking into a security system for the Depot area where cars will be parked for the Metrolink in the future.

*Mayor Pro Tem Motte suggested checking out a security system for the future Depot area.*

Mayor Busch asked if the YMCA After School Program had been increased from \$8,000 to \$13,000. The response was affirmative.

*Mayor Busch asked about the request to increase the YMCA After School Program funding.*

Ms. Rogers said she definitely supported the higher funding level for the EPOCH program.

*Ms. Rogers said she definitely supported the higher funding level for the EPOCH program.*

***ADJOURNMENT:***

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 5:45 p.m.

*5:45 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.*

Respectfully Submitted,

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Margaret Rey, City Clerk