

## **CITY OF PERRIS**

**MINUTES:** City Council, Redevelopment Agency,  
PPFA & PPUA  
**Date of Meeting:** 28 October 2003  
**Time of Meeting:** 6:00 p.m.  
**Place of Meeting:** Senior Center – City of Perris

**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.

*6:00 p.m. Called to Order*

**2. ROLL CALL:**

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

*All Councilmembers present*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Finance Director Rogers-Elmore, Community Development Director Gutierrez, City Engineer Motlagh, Police Chief Kestell and City Clerk Rey.

*All Staff Members present.*

**3. INVOCATION:**

*Sue Fuller from the Baha'I Group of Perris led the Invocation.*

**4. PLEDGE OF ALLEGIANCE:**

*Councilmember Rogers led the pledge.*

**5. PRESENTATIONS/ANNOUNCEMENTS:**

- A. California State Assembly Certificate of Recognition presented to Perris City Citizen Patrol.

Mike McAleavey accepted the award on behalf of the Citizen's Patrol. He explained that the Citizen's Patrol was a volunteer organization that helped the police and fire departments and gave the telephone number and address where citizens could go to volunteer.

*Mike McAleavey accepted the award and explained what the Citizen's Patrol does.*

City Manager Apodaca introduced Mr. Gene Irestone, Chief Operating Officer and Vice President of PCM3 and Mr. Gilbert Valdez from Alcoy to give a presentation on the Redevelopment Project in the Enchanted Hills area.

*City Manager Apodaca introduced Mr. Gene Irestone from PCM3 and Mr. Gilbert Valdez from Alcoy to explain the Redevelopment Project in the Enchanted Hills area.*

Mr. Irestone explained that this project turned thirty-seven empty lots into thirty-seven single family homes. He stated that all units had been sold and that the project was completed.

*Mr. Irestone explained the project.*

Mr. Gilbert Valdez described the models.

*Mr. Valdez described the models.*

**6. APPROVAL OF MINUTES:**

- A. Approval of the minutes of the Joint meeting of the City Council, Redevelopment Agency, PPFA and PPUA held October 14, 2003.

*Approval of minutes for the October 14, 2003 Joint City Council meeting  
Approved: 5-0*

M/S/C (Motte/Landers) to approve the Joint Meeting of the City Council Redevelopment Agency, PPFA and PPUA of October 14, 2003.

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

**7. CONSENT CALENDAR:**

**PUBLIC COMMENT:**

Brian Vidal, a citizen of Perris, requested that Item B be pulled for discussion.

*Item B, Conflict of Interest Code, was pulled for discussion.*

**COUNCILMEMBERS COMMENTS AND DISCUSSION:**

Councilmember Motte pulled Item D, the quarterly investment report (1<sup>st</sup> quarter) for the period ending September 30, 2003, for discussion.

*Item D, quarterly investment report (1<sup>st</sup> quarter) for the period ending September 30, 2003, was pulled for discussion.*

Councilmember Yarbrough pulled Item G, Resolution Number 3168, regarding the annexation of Citation Homes to the North Perris Public Safety CFD (Community Facilities District No. 2001-3), for discussion.

*Item G, Resolution Number 3168, regarding the annexation of Citation Homes to the North Perris Public Safety CFD (Community Facilities District No. 2001-3, was pulled for discussion.*

Item B: City Attorney Dunn explained that the Conflict of Interest Code identified designated positions in the City that required completion of Form 700, Statement of Economic Interest, and disclose any economic interest one may have had in the City. This amendment adopted the FPPC standards and listed all positions in the City and described categories and what interest they may have had to disclose.

*City Attorney Dunn explained the Conflict of Interest Code, Form 700, and what the amendment accomplished.*

- A. To approve professional services between Shepherd and Staats, Inc. and the City of Perris for maintenance Districts and authorize the Mayor to execute the agreement.

*Approval of professional services between Shepherd and Staats, Inc. and the City of Perris for maintenance districts.  
Approved: 5-0*

- B. To adopt Resolution Number 3166 amending the Conflict of Interest Code.

*Adoption of Resolution Number 3166 amending the Conflict of Interest Code.  
Approved: 5-0*

The proposed Resolution Number 3166 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ADOPTING AMENDMENTS TO ITS CONFLICT OF INTEREST CODE.

- C. To approve and execute the supplemental agreement of the use of 29<sup>th</sup> Year 2003-2004 Community Development Block Grant (CDBG) Funds. *Approval and execution of the supplemental agreement of the use of the 29<sup>th</sup> Year CDBG Funds.*  
*Approved: 5-0*
- D. To receive and file the quarterly investment report (1<sup>st</sup> quarter) for the period ending September 30, 2003.
- E. To receive and file the quarterly investment report (4<sup>th</sup> quarter) for the period ending June 30, 2003, and revise the previous estimated earning of \$147,412.07. *Receipt of the quarterly investment report (4<sup>th</sup> quarter) for the period ending June 30, 2003, and revision of the previous estimated earnings of \$147,412.07*  
*Approved: 5-0*
- F. To adopt Resolution Number 3167 adopting the Annual Statement of Investment Policy for Fiscal Year 2003-2004. *Adoption of Resolution Number 3167 adopting the Annual Statement of Investment Policy for Fiscal Year 2003-2004.*  
*Approved: 5-0*

The proposed Resolution Number 3167 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE ANNUAL STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2003-2004.

- G. To adopt Resolution Number 3168 regarding the annexation of Citation Homes to the North Perris Public Safety CFD (Community Facilities Districts No. 2001-3).

The proposed Resolution Number 3168 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICTS NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO.

M/S/C: (Yarbrough/Rogers) To approve the balance of the Consent Calendar as presented.

*Balance of Consent Calendar Items A, B, C, E and F*  
*Approved: 5-0*

AYES: Rogers, Yarbrough, Landers, Motte, Busch

NOES:

Item D. Councilmember Motte asked for the breakdown of the Investments for the period ending September 30, 2003.

*Councilmember Motte asked for a breakdown of the Investments.*

Director Rogers-Elmore indicated that it would be made available to the Council.

*Director Rogers-Elmore indicated that it would be made available.*

M/S/C (Motte/Rogers) to receive and file the quarterly investment report (1<sup>st</sup> quarter) for the period ending September 30, 2003.

*Approval of the quarterly investment report (1<sup>st</sup> quarter) for the period ending September 30, 2003.*  
*Approved: 5-0*

Item G. Councilmember Yarbrough asked City Manager Apodaca for an overview of the annexation.

*Councilmember Yarbrough asked for an overview of the annexation.*

City Manager Apodaca explained the proposal to add the District to the CFD and the services that would be made available to that area.

*City Manager Apodaca explained the proposal.*

Councilmember Yarbrough commented that by joining Citation Homes in this annexation, the City is building a relationship with the Developers and that this will help the City in the future.

*Councilmember Yarbrough commented that it would help the City to build this relationship.*

M/S/C (Yarbrough/Landers) to adopt Resolution 3167 regarding the annexation of Citation Homes to the North Perris Public Safety CFD (Community Facilities District No. 2001-3).

*Adoption of Resolution 3167 regarding the annexation of Citation Homes to the North Perris Public Safety CFD. Approved: 5-0*

8. **PUBLIC HEARINGS:** NONE

*No public hearings.*

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

A. To approve the fourth amendment to the agreement for Law Enforcement Services between the County of Riverside and the City of Perris.

*Approval of the fourth amendment to the agreement for Law Enforcement Services between the County of Riverside and the City of Perris. Approved: 5-0*

Introduced by: Chief Guy Kestell

Chief Kestell explained that this was a normal procedure when the Police Department changed contracts with the contracting agencies and Cities. He stated that in June the Council had approved increasing police hours starting in January 2004 and the hiring of a Community Services Officer for the new Storefront on the north side of Perris. This amendment was to cover those changes.

*Captain Kestell explained that this amendment was to cover the increase in police hours and the hiring of a Community Services Officer for the north side of Perris approved by the Council in June 2003.*

PUBLIC COMMENT: NONE

*No Public Comment*

CITY COUNCIL COMMENTS AND DISCUSSION:

Councilmember Landers commented on the sub-stations in the City and the Neighborhood Watch. He thanked Captain Kestell for the good work.

*Councilmember Landers commented on the City’s sub-stations and the Neighborhood Watch.*

Councilmember Yarbrough felt that the Police were short on Community Service Officers and that the new sub-station was well-needed.

*Councilmember Yarbrough felt that the Police were short on Community Service Officers.*

Captain Kestell felt that it was important to stay ahead of the City’s growth.

*Captain Kestell felt that it was important to stay ahead of the City’s growth.*

Councilmember Motte asked about the ratio of Police to citizens in the City.

*Councilmember Motte asked about the ratio of Police to citizens.*

Captain Kestell responded that there are about forty officers dedicated to the City of Perris.

*Captain Kestell responded that there are about forty officers dedicated to the City.*

Councilmember Rogers thought that the presence of the sub-station would enhance the efforts of law enforcement in that area.

*Councilmember Rogers thought that the sub-station would enhance law enforcement efforts.*

Mayor Busch asked if the new officer was strictly for the north end of the City.

*Mayor Busch asked if the new officer was dedicated to the north end of the City.*

Captain Kestell stated that the officer's primary function was the north end of the City but that the officer was available for the entire City if necessary.

*Captain Kestell responded that the officer's primary function was the north end.*

M/S/C: (Yarbrough/Motte) to approve the fourth amendment to the agreement for Law Enforcement Services between the County of Riverside and the City of Perris.

*Approval of the fourth amendment to the agreement for Law Enforcement Services between the County of Riverside and the City of Perris.*

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

*Approved: 5-0*

B. Consideration and discussion of the Neighborhood Preservation Program.

Introduced by: Olivia Gutierrez, Community Development Director

Director Gutierrez explained that this was an item requested by Councilmember Yarbrough. She covered the background of Code Enforcement and the methods of enforcement of the Codes. She included sections of the Perris Municipal Code that pertained to Code Enforcement. She stated that another item that was requested was case activity within the division and that she would be providing a brief history on Code Enforcement and introducing the new program in the department and information on contract services in terms of potential costs, advantages and disadvantages and general information on contracting Code Enforcement personnel.

*Director Gutierrez covered the background of Code Enforcement, methods of enforcement, case activity within the division, introduced the new program in the department and gave information on contracting Code Enforcement personnel.*

She explained that Code Enforcement is a tool for addressing problems related to the living environment and that it protects the health, safety and welfare of the citizens.

She stated that because of the staffing level and additional resources that are needed, complaints are handled on a reactive basis by Due Process, and are handled by either Administrative or Judicial Enforcement. She explained that Administrative Enforcement refers to the administrative citations that are issued by Code Enforcement officials and that Judicial Enforcement is an issuance of a court citation. The City uses its own discretion in determining the action it takes.

She showed charts and graphs representing the cases that Code Enforcement had handled and citations issued during the period of 2002-2003.

Director Gutierrez gave a brief history of Code Enforcement and stated that in 1995 Building and Safety was combined with Code Enforcement, because of budget cuts, but that this year these divisions were separated again. She stated that the goal of Neighborhood

Preservation, or Code Enforcement, was to provide for full code compliance services for the community.

She covered the issues and concerns with the Code Enforcement division and stated that the problems of inconsistency had to do with the fact that they had to balance between the building activity and Code Enforcement. She felt that Staff needed more training and that they needed to be able to respond more quickly to complaints, especially to telephone calls. She felt that since Code Enforcement had reorganized, had hired a new manager for Neighborhood Preservation, and was no longer doing building inspections, that this would enable them to better respond to the complaints.

She stated the goals and objectives of Neighborhood Preservation and showed examples of things that would be looked into in improving the image of the City.

She gave some additional solutions including hiring additional staff for specific projects and looking into a cost recovery summary to recover some of the costs since the department is fully funded by the General Fund. She explained the advantages and disadvantages of hiring contractors as opposed to City employees.

**PUBLIC COMMENT:**

John Lyons thought that Code Enforcement rules should be aired on Channel 3 and published in the newspaper. He believed that the laws should be brought to the attention of the public and be strictly enforced.

*John Lyons thought that Code Enforcement rules should be brought to the attention of the public.*

Terry Slavin stated that as a building inspector, he had dealt with Code Enforcement on many occasions and had respect for the department.

*Terry Slavin stated that he had worked with Code Enforcement as a building inspector.*

Kelly Kaus felt that Code Enforcement was under-funded and that micro-management was causing a disservice to the City. He did not think that the City should hire contract employees.

*Kelly Kaus felt that Code Enforcement is under-funded.*

George DeVal thought that Code thought that Code Enforcement should not hire outside contractors and that it should be able to pay for itself through fines.

*George DeVal thought that Code Enforcement should not hire outside contractors.*

Kim Williford, from the Building Department, was against hiring contract employees and did not think that Code Enforcement had the support of the Department Heads or the Council.

*Kim Williford was against hiring contract employees.*

Jim Finney did not think Code Enforcement should hire outside contractors because there would not be accountability and things would not get done when they should. He thought that the City should hire more Code Enforcement Officers and eliminate Staff.

*Jim Finney thought the City should hire more Code Enforcement Officers.*

Brian Vidal stated that he was one of the biggest users of Code Enforcement in the City and also believed there should be more

*Brian Vidal thought there should be more inspectors and less*

inspectors and less management. He thought the length of time given to correct violations should be shortened and does not think contract services is a good idea.

*management.*

Paul Mitchell thought that hiring outside contractors lessened the security and control the City had over the employees.

*Paul Mitchell thought that hiring outside contractors lessened security.*

#### COUNCIL COMMENTS AND DISCUSSION:

Councilmember Landers stated that other programs that have been contracted out are working very well. He asked Director Gutierrez if other Cities had contracted this type of work.

*Councilmember Landers asked if other Cities had contracted this type of work.*

Director Gutierrez answered that some cities contract the entire division and some contract portions of the services.

*Director Gutierrez responded that they had.*

Councilmember Landers asked Director Gutierrez to go into reasons that Cities would contract this work.

*Councilmember Landers asked for reasons that Cities would contract the work.*

Director Gutierrez responded that there may be many reasons and that it would depend on what the City needed at the time.

*Director Gutierrez responded that it would depend on what the City needed at the time.*

Councilmember Landers commented on the advantages and disadvantages of hiring outside contractors.

*Councilmember Landers commented on the advantages and disadvantages of hiring contractors.*

Director Gutierrez stated that the City never relinquished its rights when it hired outside contractors because they must have a certain level of expertise, credentials and documentation on their background before they are hired.

*Director Gutierrez stated that the City never relinquished its rights when it hired contractors.*

Councilmember Landers stated that the most calls he received were from residents that were unhappy that Code Enforcement had not responded to their complaints. He thought that there was a weak link in Code Enforcement and that it needs more directives.

*Councilmember Landers stated that residents are unhappy with the lack of response from Code Enforcement.*

Councilmember Yarbrough thought that code enforcement was a matter of responsibility. He stated that the Council was held responsible when the City Staff did not do its job. He received many complaints concerning Code Enforcement and thought that standards should be made and enforced. His first choice was to have everything done in-house but he believed that if things were not getting done, the City should hire outside contractors to help. He thought that the City did not have the political clout that other cities did in order to get things done but that the Council would stand behind the Staff to make things happen.

*Councilmember Yarbrough stated that code enforcement is a matter of responsibility and that the Council would stand behind Staff to get things done.*

Councilmember Rogers stated that most calls she received was on the lack of response to telephone calls. She thought that the City should offer more training to the staff and that the staffing level should be increased with direct hires. She would like to see an update on the program in three months.

*Councilmember Rogers would like to see an update on the program in three months.*

Councilmember Motte wanted to fund dilapidated housing and would also like to see an update on the program in a few months.

*Councilmember Motte would like to fund dilapidated housing.*

Mayor Busch felt that feed-back and to amend codes would be useful. He believed that staff's responsibility was to serve the community and work with them to clean up the City.

*Mayor Busch felt that feed-back and amendment of the codes would be useful.*

Councilmember Landers would like to see this item brought back in 90 days.

*Councilmember Landers would like to revisit this item in 90 days.*

Councilmember Yarbrough would like to review this item when the Annual Budget was reviewed and commented on abandoned vehicles. He would like City Staff and the Police Department to discuss ways to handle this problem.

*Councilmember Yarbrough would like to find ways to handle the problem of abandoned vehicles.*

Director Gutierrez commented that staff was in the process of discussing that problem.

*Director Gutierrez stated that staff was discussing that problem.*

Mayor Busch asked that staff come back and give an update in the future.

*Mayor Busch asked that Staff come back and give an update in the future.*

Director Gutierrez stated that staff would be happy to bring this item back.

*Director Gutierrez agreed.*

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

Mayor Busch introduced a representative from the Perris Valley Airport to discuss the new wind tunnel.

*Mayor Busch introduced a representative from the Perris Valley Airport.*

She explained that the new free-fall wind tunnel at the Perris Valley Airport, was scheduled to open by the end of November. She stated that people are showing great interest and are already making reservations.

*She explained that the new free-fall wind tunnel was scheduled to open in November.*

#### **PUBLIC COMMENT:**

Kenya McAllister commented on the speeding on his block and would like an update on his complaint.

*Kenya McAllister would like an update on his complaint about speeding.*

City Engineer Motlagh explained the instructions given by the Council regarding Medical Center Drive and Citrus Avenue. He stated that this issue would be discussed at the 2<sup>nd</sup> Council meeting in November.

*City Engineer Motlagh explained the instructions given for that area and stated that it would be discussed at the 2<sup>nd</sup> Council meeting in November.*

Councilmember Rogers stated that would be on November 28<sup>th</sup>.

*Councilmember Rogers stated that would be November 28<sup>th</sup>.*

Terry Slavin asked why things were not being done in the City and that criminal activity in the City needed to be addressed.

*Terry Slavin asked why things were not being done in the City.*

Dave Stuart, Operations Manager for the Perris Chamber of Commerce announced upcoming Chamber events. He stated that on October 29<sup>th</sup>, there would be a Student of the Month luncheon at the Sizzler; on November 4<sup>th</sup>, there would be a Wake up Perris breakfast and that the Chamber would be closed November 10<sup>th</sup> and

*Dave Stuart announced Chamber of Commerce events.*



11<sup>th</sup> in honor of Veteran's Day. He said that the Chamber Mixer may be rescheduled if there is a City Council meeting on that day.

George DeVal would like to see improvements on the City Streets and would like to see the City work with the Federal Government for historical preservation of downtown Perris.

*George DeVal would like to see historical preservation in downtown Perris.*

Brian Vidal believed that the Council needed a "never satisfied" person who wanted a higher standard for the citizens of Perris.

*Brian Vidal thought the Council needed a "never satisfied" person.*

Judy Haughney-Roseen urged everyone to vote on November 4<sup>th</sup> and stated that this was each person's opportunity to voice their opinion and to make a difference. She stated that Perris was experiencing explosive growth and that this trend promised to continue and that the City must be prepared for this growth. She believed that the City should implement an aggressive campaign to attract quality employers and retailers to the City. She stated that Perris needed to improve its image by repairing the streets and increasing public safety in order to attract visitors to the City. She asked that the citizens of Perris remember the victims of the fires.

*Judy Haughney-Roseen believed that the City should implement a campaign to attract employers and retailers that would in turn attract visitors and new residents.*

**11. CITY COMMUNICATIONS: (Committee Reports, Agenda Items, Meeting Requests and Review, etc.**

City Manager Apodaca announced that the next Council meeting will be on November 12<sup>th</sup> in honor of Veteran's Day.

*City Manager Apodaca announced that the next Council meeting would be November 12.*

Councilmember Yarbrough commented that abandoned cars are real problems in the City and that a solution is needed. He stated that the Citizen's Patrol is a great way to make a difference in the community. He said that we can either accept things the way they are or get involved and change them.

*Councilmember Yarbrough stated that the City can either accept things or change them.*

Councilmember Landers thanked the candidates for their dignity in running in this election.

*Councilmember Landers thanked the candidates for their dignity in this election.*

Councilmember Rogers announced that the meeting with the Police Chief in Redlands had been set. She also reported that Stater Brothers headquarters was relocating and recommended that the City take aggressive action to contact them and bring them to Perris.

*Councilmember Rogers announced that the meeting with the Redlands Police Chief had been set and recommended that the City take action to bring Stater Brothers headquarters to Perris.*

Mayor Busch asked the City Engineer to give a brief report on the Round-About.

*Mayor Busch asked for a brief report on the Round-About.*

City Engineer Motlagh stated that the City needed to acquire two pieces of property for their right-of-way. He said that a grant of \$250,000 had been transferred from a signal to the round-about. He stated that CalTrans is behind in their schedule to start in August and hoped that they will start by next August.

*City Engineer Motlagh stated that the City needed to acquire two pieces of property and that a grant of \$250,000 had been transferred to the project.*

**12. CITY MANAGERS REPORT:**

City Manager Apodaca announced that the Fire Department would be conducting a staging operation on the southeast side of C Street and San Jancinto. They would be assisting the people in the Big Bear area fires.

*City Manager Apodaca announced that the Fire Department would be conducting a staging operation to help the people in Big Bear.*

He also announced that the Board of Supervisors passed a Resolution approving the intention to sell real property at 135 North D Street to the City of Perris and that the Veteran's Day Parade was scheduled for November 8<sup>th</sup>.

*He also announced that the City would purchase the property at 135 North D Street and that the Veteran's Day Parade would be November 8<sup>th</sup>.*

City Engineer Motlagh announced that he had received a call from Animal Control in Moreno Valley for help in evacuating animals in the Reitche Canyon area.

*City Engineer Motlagh announced that Animal Control in Moreno Valley had asked for help in evacuating animals in Reitche Canyon.*

**13. CLOSED SESSION: None**

**14. ADJOURNMENT:**

Mayor Busch proposed adjournment on behalf of the victims of the fires.

*Mayor Busch adjourned on behalf of the victims of the fires.*

By unanimous consent the Joint City Council, Redevelopment Agency, PPFa and PPUA Meeting was adjourned at 8:35 p.m.

*8:35 p.m. Joint City Council, RDA, PPFa & PPUA Adjourned*

Respectfully Submitted,

---

Margaret Rey, City Clerk