

# ***CITY OF PERRIS***

**MINUTES:** Work Session of the City Council,  
Redevelopment Agency, PPFA &  
PPUA  
**Date of Meeting:** 25 November 2003  
**Time of Meeting:** 4:30 p.m.  
**Place of Meeting:** Senior Center – City of Perris

**1. CALL TO ORDER:**

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

*4:40 p.m. Called to Order*

**2. ROLL CALL:**

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

*Four Councilmembers present.  
Councilmember Motte absent.*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Gutierrez, Public Services Director Owens, and City Clerk Rey.

*Six Staff Members Present.*

**3. PUBLIC COMMENT: NONE**

*No Public Comment*

**4. WORK SESSION:**

- A. Discussion on priorities for the allocation of Federal Community Development Block Grants.

*Introduction of the Allocation of  
Federal Community  
Development Block Grants by  
Director Gutierrez.*

Introduced by: Olivia Gutierrez, Community Development Director

Director Gutierrez explained that this was the 30<sup>th</sup> year for the CDBG and that in order for a project to be eligible for CDBG funding, it must fall into one of several eligible activities and must meet one of the three National Objectives. It must either primarily benefit low and moderate income families, aid in the prevention and/or elimination of slums and blight or meet community development needs having a particular urgency, such as those that pose an immediate threat to the health and welfare of the community.

*Director Gutierrez explained the  
objectives of the CDBG funding.*

In an effort to solicit the views of the residents in the eligible areas, the Planning and Community Development Department had distributed 500 surveys throughout low and moderate-income neighborhoods, or directly to persons earning a low and moderate income in downtown Perris. Seventy surveys were returned.

*Five hundred surveys soliciting  
views of residents were  
distributed and only seventy were  
returned.*

A public workshop had been held on November 6, 2003 in which residents were invited to share their views regarding the priority needs for the City. The residents who attended that workshop emphasized the need for large scale facilities to service the recreational needs of youths. Residents were also concerned with the conditions of public infrastructure including roads and street lights and they also mentioned housing rehabilitation.

*A public workshop was held and residents gave their views regarding the priority needs for the City.*

She stated that the City offered technical assistance on grant writing to groups representing low and moderate income persons at the November 6, 2003 meeting. Five non-profit groups attended the workshop.

*Five non-profit groups attended the workshop.*

The year's total available funding was \$334,000. There were four City projects and programs that met the criteria for a total of \$284,000.00 and the City could award up to 15% or \$50,000 of CDBG funds for public services. The Sports Park Lighting Improvement Project would no longer be viable since the lights that were intended to be purchased were no longer available. Staff would like to substitute improvements to the Senior Citizen's Center in its place.

*Four City projects and programs met the criteria for funding for a total of \$284,000 and the City could award 15% of the CDBG funds for public service.*

Director Gutierrez explained that crime prevention programs were not eligible under general CDBG guidelines but were eligible under public service activities. These programs are structured to add police hours in specific areas and she gave a brief description using Neighborhood Two Land Use Exhibits. She said that there were several reasons that this area was selected. More crimes were taking place in this area, there was more need for infrastructure and this was where the new development in the City was happening. There was a need to address a number of things in this area and Code Enforcement and crime prevention were at the top of the list.

*Crime prevention was not eligible under general CDBG guidelines but would be eligible under public service activities.*

She stated that the tables in the package were to explain the non-profit applications received and their project descriptions. This will be brought to the Council at the December 9, 2003 City Council Meeting for allocation before it goes to EDA in January or February. This workshop was to identify the projects and to ask for any suggestions from the Council.

*Allocation for funding the non-profit projects would be brought to the December 9, 2003 City Council Meeting.*

#### CITY COUNCIL QUESTIONS AND COMMENTS:

Councilmember Rogers asked if the Perris Valley Youth Association Sports was the same as the Pop Warner program and stated that the Pop Warner program had gone before the Department of Community Action and requested funding but that there was a problem on the funding request that caused the Department not to be able to fund, although they felt it was a good program.

*Councilmember Rogers asked if the Perris Valley Youth Association Sports was the same as the Pop Warner program.*

Director Gutierrez answered that it was the same program and that these were programs we support in concept even though the applications may be weak.

*Director Gutierrez said that these are programs we support in concept even though the applications may be weak.*

Councilmember Landers stated that he would have a problem giving money to some of the non-profit youth organizations because they do not have all the qualifications.

*Councilmember Landers said he would have a problem giving money to projects that do not have all the qualifications.*

Director Gutierrez explained that the EDA would not reimburse the City if the non-profit organizations did not meet the criteria.

*The EDA would not reimburse the City if the non-profit did not meet the criteria.*

Councilmember Rogers stated that the Department of Community Action had a special fund that helps non-profit organizations complete their paperwork and helps them cover the funds.

*Councilmember Rogers stated that the Department of Community Action would help non-profit organizations with paperwork and funds.*

Councilmember Landers asked if there were any resources to fund entire projects instead of parts of the project, as in the case of the "D" Street Promenade Project.

*Councilmember Landers asked about funding entire projects instead of parts.*

Director Gutierrez stated that to do that the City would have to borrow money from itself.

*Director Gutierrez said the City would have to borrow money from itself to do that.*

Michael Morales, from the Planning Department, explained that the "D" Street project would come before the Council on December 9, 2003 for approval to award the bid. He stated that the project is intact from the I-215 to 3<sup>rd</sup> Street. The bid included additive alternatives one of which was the public parking lot at the rear of the "D" Street area. He said that there was not enough money for the alternatives but that there was enough to do the actual "D" Street Improvement project.

*Senior Planner Michael Morales explained that the "D" Street Project included added alternatives, including a public parking lot, that there was not enough money for at this time.*

Councilmember Landers asked about the price of the parking lot.

*Councilmember Landers asked about the price of the parking lot.*

Mr. Morales answered that including benches and trash receptacles it would cost \$142,000.00 and Director Gutierrez stated that the alternatives would happen in phases.

*Mr. Morales answered that it would cost \$142,000.00.*

Councilmember Yarbrough asked what it would take to get more citizens involved in these surveys.

*Councilmember Yarbrough asked what it would take to get more citizen's involved.*

Director Gutierrez believed that more door to door work, to start earlier and more engagement with the community was the answer.

*Director Gutierrez thought they should do more door to door work, start earlier and have more engagement with the community.*

Councilmember Yarbrough asked if Community Outreach could be re-implemented if any of the downtown alley and sidewalk improvements would be in conjunction with the downtown renovation.

*Councilmember Yarbrough asked about Community Outreach and the downtown renovation.*

City Engineer Motlagh stated that because of funding and priority

*City Engineer Motlagh stated that the "D" Street project would*

changes, the downtown alley and sidewalk improvements had not been as aggressive as they had been in prior years. The “D” Street project would start the improvements again.

*start the improvements again.*

Councilmember Yarbrough asked about the crime prevention program.

*Councilmember Yarbrough asked about crime prevention.*

Director Gutierrez stated that funding for this program would take from the \$50,000.00 that would be awarded to the non-profit projects and explained what the program would include.

*Director Gutierrez stated that funding for this program would come from the \$50,000.00. allocated for the non-profit projects.*

Councilmember Yarbrough asked if Code Enforcement would be for Downtown Specific and liked the idea of the crime prevention program. However, he would rather come up with the money out of the General Fund and would like to allocate the \$50,000.00 to the Family Resource Center, God’s Helping Hand ministries and to the Epoch Center.

*Councilmember Yarbrough liked Idea of the crime prevention program but would like to take the money for that program from the General Fund.*

Director Gutierrez stated that it was up to the Council how much of the \$50,000.00 was allocated to public services and asked Recreation Supervisor, Walter Carter to explain the substitution requested by the Senior Center.

*Director Gutierrez asked Walter Carter of the Recreation Department to explain the substitution of the Senior Center.*

Director Carter explained the improvements to be made at the Senior Center and stated that they would like to substitute this project for the Sports Field Lighting Project since the lights were no longer available.

*Director Carter explained the improvements to be made and said that the lights for the Sports Fields projects ere not longer available.*

Councilmember Yarbrough asked if portable lighting could be used and if the Senior Center project had gone out to bid or was a proposal.

*Councilmember Yarbrough asked about portable lighting.*

Director Carter said they would look into the portable lighting and that the Senior Center project was a proposal.

*Director Carter would look into it.*

Mayor Busch would like to see other sources used for the Senior Center improvements and not take it from CDBG funds and asked the City Manager to check on other sources that may be used.

*Mayor Busch would like to see other sources used for the Senior Center project.*

Councilmember Landers asked about grants and stated that the City needs a grant writer.

*Councilmember Landers asked about grants and a grant writer for the City.*

Councilmember Rogers asked about the application for God’s Helping Hand ministries and if there would be a problem funding them.

*Councilmember Rogers asked if there would be a problem funding God’s Helping Hand ministries.*

Mr. Morales answered that God’s Helping Hand ministries is under an organization that is under a parent organization. According to the Articles of Incorporation, the corporation must be exclusively

*Michael Morales stated that staff would analyze them more in depth, in order to make a decision.*

for religious purposes which may fall into some Constitutional prohibition under the CDBG program. He stated that as staff analyzed them more in depth, they can make that decision.

Mayor Busch asked if RDA and RCTC had design guidelines for the downtown transit station and if the City could benefit from this.

*Mayor Busch asked about RDA and RCTC guidelines.*

Director Gutierrez stated that RCTC was aware of the "D" Street project and knew exactly what the design layout was.

*RCTC was aware of the "D" Street project.*

Councilmember Landers stated that the City must be careful with the money given to non-profit organizations and is not in favor of taking money from Code Enforcement and Public Safety.

*Councilmember Landers was not in favor of taking money from Code Enforcement and Public Safety.*

Director Gutierrez added that it costs more to administer the funds than the benefit they derive from the money spent.

*The cost is more to administer the funds than the benefit they derive.*

Mayor Busch asked if there was any way to get in touch with the RCTC to ask about the parking lot they plan to build.

*Mayor Busch asked if Staff could get in touch with the RCTC.*

City Manager Apodaca asked if the Council would like to retain the 15% for the public services funds.

*City Manager Apodaca asked if Council would like to retain the 15% for public services.*

Both Councilmember Rogers and Councilmember Yarbrough stated that they would like to see it retained.

*Councilmembers Rogers and Yarbrough would like to see it retained.*

**14. ADJOURNMENT:**

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 5:35 p.m.

*5:35 p.m. Work Session of the City Council, RDA, PPFA & PPUA Adjourned*

Respectfully Submitted,

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Margaret Rey, City Clerk