

CITY OF PERRIS

MINUTES: Regular Redevelopment Agency Meeting
Date of Meeting: 29 October 2002
Time of Meeting: 7:15 p.m.
Place of Meeting: Council Chamber - City Hall

1. **CALL TO ORDER:** The Honorable Chairman Busch opened the Redevelopment Agency Meeting to order at 7:15 p.m. and requested Secretary Rey to call the roll.

7:15 p.m. Called to Order

2. **ROLL CALL:**

All Present

Agency Board Members Present: Landers, Motte, Rogers, Yarbrough, Busch

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

3. **APPROVAL OF MINUTES:**

To approve the meeting minutes of Regular Redevelopment Agency of September 24, 2002 and Regular Redevelopment Agency of October 8, 2002.

M/S/C (LANDERS/YARBROUGH) To approve the meeting minutes of Regular Redevelopment Agency of September 24, 2002 and Regular Redevelopment Agency of October 8, 2002.

*Meeting Minutes of
Regular RDA 9/24/02 &
Regular RDA 10/8/02
Approved: 5-0*

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

4. **PUBLIC COMMENT ON CONSENT CALENDAR ITEMS ONLY:**

5. **CONSENT CALENDAR:** None

6. **PUBLIC HEARINGS:** None

6.1 **NEW PUBLIC HEARINGS:** None

6.2 **CONTINUED PUBLIC HEARINGS:** None

7. NON-HEARING ITEMS:

7.1 NEW BUSINESS:

- A. Consideration and discussion regarding transfer of properties from the Redevelopment Agency to the City of Perris.

*Staff Directed to Take the Necessary Actions to Transfer Properties Identified
Approved: 5-0*

Assistant Executive Director Apodaca commented the transfer of properties would be the first phase of the process. The properties in question were the Public Works Yard, pocket parks, Park & Ride lots, which were properties under RDA ownership and were for permanent City-public purposes. Staff requested the Board Members to authorize the Executive Director to execute all necessary actions and documents.

Assistant Executive Director Apodaca's Presentation

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION:

Chairman Busch and Board Member Motte asked the City Attorney if they should abstain from vote on the properties located within the Downtown Area.

Chairman Busch's & Agency Board Member Motte's Query Re: Abstain from Vote

In response, City Attorney Dunn commented that the properties were not changing uses. Therefore, there was no financial affect to the properties and participation in vote was allowed.

City Attorney Dunn's Response

Assistant Executive Director Apodaca commented that to secure title reports and prepare quit claim deeds was the second phase. Those properties that had questions or agreements would be presented to Council for specific action. The third phase would entail those properties that presented development opportunities and would be offered to the public or brought back for direction.

Assistant Executive Director Apodaca's Comment Re: Definition of Phases for Processing Properties

M/S/C (YARBROUGH/ROGERS) To direct staff to take the necessary actions to transfer the Redevelopment Agency properties that were identified to the City of Perris.

*Staff Directed to Take the Necessary Actions to Transfer Properties Identified
Approved: 5-0*

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

- B. Consideration and discussion to approve an agreement for Redevelopment Technical Support Services.

*RDA Technical Support Services Agreement with Rosenow Spevacek Group, Inc.
Approved: 5-0*

Assistant Executive Director Apodaca commented the proposal was to approve the agreement with Rosenow Spevacek Group, Inc. (RSG) to provide technical services to the Redevelopment Agency. For the past year RSG had provided RDA with certain support on sophisticated financial documents. It was time to renew RSG's agreement and staff recommended approval of the agreement.

Assistant Executive Director Apodaca's Presentation

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION:

Board Member Yarbrough asked Ms. Rosenow for the amount spent for last year's services and voiced support of the proposal.

Board Member Yarbrough's Query Re: Last Year's Dollar Amount

In response, Ms. Rosenow said the amount was estimated to be \$20,000±. The RDA went from no activity to active. RSG's staff consisted of twenty-two professionals with specialties in various areas. With small cities the type of specialists required were for particular projects, not on a daily basis. Therefore, it was logical for agencies to contract for specialists.

Rosenow Spevacek Group, Inc., Ms. Rosenow's Response

Vice Chairperson Rogers asked what was budgeted for technical support services.

Vice Chairperson Rogers' Query Re: Technical Support Budgeted

In response, Finance Director Rogers-Elmore said support services was budgeted and it was apportioned between housing and capital.

Finance Director Rogers-Elmore's Response

Board Member Landers asked if Finance had support to sort out tax increment revenues and asked Assistant Executive Director Apodaca if Ms. Lugo could have assisted.

Board Member Landers' Query Re: Finance Support Staff

In response, Finance Director Rogers-Elmore said they had support on a superficial level not on a technical level.

Finance Director Rogers-Elmore's Response

In response, Assistant Executive Director Apodaca said Ms. Lugo was skilled in Human Resources, not RDA. The consultant was a supplement for staff, not a replacement.

Assistant Executive Director Apodaca's Response

M/S/C (ROGERS/YARBROUGH) to approve an agreement for Redevelopment Technical Support Services.

RDA Technical Support Services Agreement with Rosenow Spevacek Group, Inc. Approved: 5-0

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

- C. Consideration and discussion to approve Agency funding to implement a Downtown Graffiti Removal Program and authorize the Executive Director to execute a contract services agreement with Inland Tri-Tech, Inc. for graffiti removal services.

*Agency Funding to Implement Downtown Graffiti Removal Program & Authorize Executive Director to Execute a Contract with Inland Tri-Tech, Inc.
Approved: 5-0*

Community Development Director Gutierrez commented that one year ago the City entered into agreement with Inland Tri-Tech Incorporation for graffiti removal services within the Downtown Area. The contract had expired and the City had waited for the adoption of the RDA Budget. At the budget year the City entered into an agreement with the same company for graffiti removal services citywide. This proposal was to renew the contract within the Downtown Specific Plan Area for graffiti removal services. Staff recommended Council to authorize Executive Director to execute the agreement.

Community Development Director Gutierrez's Introduction

PUBLIC COMMENT: None

CITY COUNCIL COMMENTS AND DISCUSSION:

Chairman Busch asked if the Downtown Area was included in the previous contract renewal.

In response, Community Development Director Gutierrez said the first contract was specifically for the Downtown Area. The one recently acted upon during the budget process was for the remainder of the City. This proposal was to extend the contract and monies were allocated within the RDA budget.

Community Development Director Gutierrez's Response

Board Member Landers asked how much it cost to include the whole City for graffiti removal. It was confirmed that it was approximately \$60,000 and the Citywide program was for \$42,000±.

Board Member Landers' Query Re: Graffiti Removal Contract Services Amount

Board Member Yarbrough commented on the belief that graffiti invited other forms of crime and had direct impact on property values. He asked if a graffiti hot line was established.

Board Member Yarbrough's Comment Re: Graffiti Impact

In reply, Community Development Director Gutierrez said there was a hot line number, which was a twenty-four hour service with bi-lingual services included. The contract called out for a twenty-four hour response.

Community Development Director Gutierrez's Response

Vice Chairperson Rogers asked why the contract was for nine months. It was confirmed that this was an overlapped contract and would actually be a twelve-month period.

Vice Chairperson Rogers' Query Re: Nine Month Contract

M/S/C (LANDERS/MOTTE) To approve Agency funding to implement a Downtown Graffiti Removal Program and authorize the Executive Director to execute a contract services agreement with Inland Tri-Tech, Inc. for graffiti removal services.

Agency Funding to Implement Downtown Graffiti Removal Program & Authorize Executive Director to Execute a Contract with Inland Tri-Tech, Inc. Approved: 5-0

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

- 7.2 **OLD BUSINESS:** None
- 8. **PUBLIC COMMENT:** None
- 9. **AGENCY BOARD COMMENTS:** None
- 10. **AGENCY BOARD COMMITTEE REPORTS:** None
- 11. **EXECUTIVE DIRECTOR'S REPORT:** None

Executive Director Vasquez reported that the housing development in Enchanted Heights was moving quickly and completed twelve houses, which are ready to close escrow. The close of escrow provided \$72,000 for property and \$108,000 in development fees.

Executive Director Vasquez's Report

- 12. **AGENDA ITEMS/MEETING REQUESTS AND REVIEW:** None
- 13. **CLOSED SESSION:** None
- 14. **ADJOURNMENT:** By unanimous consent the Regular Redevelopment Agency Meeting was adjourned at 7:40 p.m.

7:40 p.m. Regular RDA Adjourned

Respectfully Submitted,

Secretary Margaret Rey