



The following information comprises the minutes for a regular meeting of the City Council, a joint meeting of the Banning City Council and Banning Utility Authority and a joint meeting of the Banning City Council and the Banning City Council sitting in its capacity as the Successor Agency Board.

**MINUTES
CITY COUNCIL**

**3/14/2023
REGULAR MEETING**

COUNCIL MEMBERS PRESENT: Council Member Sheri Flynn
Council Member Reuben Gonzales
Council Member Rick Minjares
Mayor Alberto Sanchez.
Mayor Pro Tem Colleen Wallace

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Doug Schulze, City Manager
Serita Young, City Attorney
Marie Calderon, City Clerk
Art Vela, Director of Public Works
Lincoln Bogard, Administrative Services Director
Thomas Miller, Electric Utility Director
Ralph Wright, Parks and Recreation Director
Laurie Sampson, Assistant City Manager
John Garside, Multimedia Specialist

1. CALL TO ORDER

Mayor Sanchez called the regular meeting to order at 6:09 p.m.

- 1.1. Invocation – Pastor Nate Rodriguez of Infinite Center provided the invocation.
- 1.2. Pledge of Allegiance – Council Member Gonzales led the Pledge of Allegiance.
- 1.3. Roll Call

COUNCIL MEMBER	PRESENT	ABSENT
Flynn, Sheri	X	
Gonzales, Reuben	X	
Minjares, Rick	X	
Sanchez, Alberto	X	
Wallace, Colleen	X	

2. **AGENDA APPROVAL**

- 2.1. Approve Agenda
Motion to approve the agenda.

Motion by Mayor Pro Tem Wallace
 Seconded by Council Member Minjares

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Flynn, Sheri	X				
Gonzales, Reuben	X				
Minjares, Rick	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

3. **PRESENTATIONS**

None

4. **REPORT ON CLOSED SESSION**

- 4.1. City Attorney Young reported on agenda items 3.1 through 3.3. For each item, there was City Council discussion, direction provided to staff by Council, and no final or reportable action for all items.

5. **PUBLIC COMMENTS, CORRESPONDENCE, APPOINTMENTS, CITY COUNCIL COMMITTEE REPORTS, CITY MANAGER REPORT, AND CITY ATTORNEY REPORT**

5.1. **PUBLIC COMMENTS**

The following individuals addressed City Council during Public Comment:

- Rick Diaz
- Ellen Carr
- Bill Hobbs
- Mike Lara
- Russell Pene
- Mary Ann Rickena
- Patricia Bray
- Michele Walter
- Harry Sullivan

5.2. **CORRESPONDENCE**

Two items of correspondence were received related to Agenda Item 8.1. These items have been distributed to Council and will be attached hereto as an exhibit.

5.3. APPOINTMENTS

None

5.4. CITY COUNCIL COMMITTEE REPORTS

Council Member Flynn reported on a Riverside County Transportation Commission (RCTC) meeting she attended.

Mayor Pro Tem Wallace reported on recent Southern California Association of Governments (SCAG) and Regional Conservation Authority (RCA) meetings she attended.

Council Member Minjares shared information regarding Gilman Ranch.

Council Member Gonzales reported on a Riverside Transit Agency (RTA) meeting he attended in addition to a tour of the Beaumont Library.

5.5. CITY MANAGER REPORT

City Manager Schulze reported on a recent meeting of the Riverside Division of Cal Cities in Cathedral City.

5.6. CITY ATTORNEY REPORT

City Attorney Young had no report.

5.7. CITY TREASURER REPORT

Treasurer Geronimo shared information about the financial Transparency Portal and announced a Budget and Finance Committee meeting was scheduled for March 21, 2023.

6. CONSENT ITEMS

- 6.1. Minutes of the February 28, 2023 City Council Meetings
- 6.2. Bank of America Signature Card
- 6.3. Consideration of Resolution 2023-46, Awarding a Professional Services Agreement for the Design of Rectangular Rapid Flashing Beacon (RRFB) at the Intersections of Ramsey Street and 2nd Street, 6th Street, 16th Street and Martin Street to STC Traffic, Inc. in the amount of \$64,780, Approving a 10% Contingency for a Total Project Budget of Not-to-Exceed Amount of \$71,258, and Rejecting all Other Proposals
- 6.4. Consideration of Resolution 2023-47, Approving the Master Agreement (C00796) with Hinderliter de Llamas & Associates (HDL) for Software Services Related to Data Management and Online Services for Business Licenses and Transient Occupancy Tax (TOT)

- 6.5. Consideration of Resolution 2023-49, Approving the Reprogramming of Community Development Block Grant (CDBG) Funds for FY2023-2024 in the Amount of \$20,000 from ARE Animal Rescue, Inc. to Sylvan Park Improvements No. 3
- 6.6. Consideration of Resolution 2023-06 UA, Approving the Purchase of a Closed-Circuit Television (CCTV) Sewer Inspection Camera in the Amount of \$52,042.40
- 6.7. Senate Bill (SB) 602 Letter of Support

Public Comment

None

Motion to approve the consent agenda 6.1 through 6.7.

Motion by Mayor Pro Tem Wallace

Seconded by Council Member Gonzales

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Flynn, Sheri	X				
Gonzales, Reuben	X				
Minjares, Rick	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

7. PUBLIC HEARING(S)

None

8. REPORTS OF OFFICERS

- 8.1. Request to Approve a Letter of Support for AB1035, the Mobile Home Affordability Act

Doug Schulze, City Manager, presented the staff report.

Public Comment

- Nikki Schorza
- Dennis Webster
- Carla
- Julie Paule
- Nikki Schorza
- Robert Evans
- Sal Ortiz
- Rod Anderson

- Mark Nordquist
- Dora Nordquist
- Laura Leindecker

Motion to reject the letter of support.

Motion by Council Member Gonzales
Seconded by Mayor Pro Tem Wallace

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Flynn, Sheri	✗				
Gonzales, Reuben	✗				
Minjares, Rick	✗				
Sanchez, Alberto				✗	
Wallace, Colleen	✗				

Motion approved by a vote of 4-0, with 1 abstention.

8.2. Opportunity Village Update

Doug Schulze, City Manager, presented the staff report.

Public Comment

- Patricia Bray
- Jeffrey Platt
- Russell Pene

Mayor Sanchez announced a recess at 7:15 p.m. The meeting was reconvened at 7:29 p.m.

8.3. Presentation of the Fiscal Year 2021-22 Annual Comprehensive Financial Report

Lincoln Bogard, Administrative Services Director, presented the staff report.

Public Comment

None

Motion to continue to the next meeting.

Motion by Mayor Pro Tem Wallace
Seconded by Council Member Minjares

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Flynn, Sheri	✗				
Gonzales, Reuben	✗				
Minjares, Rick	✗				

Sanchez, Alberto	X
Wallace, Colleen	X

Motion approved by a vote of 5-0.

- 8.4. Consideration of Resolution 2023-48, Approving the Master Agreement (C00823) with Oracle America, Inc. ("Oracle") for a New Enterprise Resource Planning ("ERP") System (Software as a Service Subscription) for the City's Finance Program

Lincoln Bogard, Administrative Services Director, presented the staff report. He introduced Scott Weir, Account Executive with Oracle to speak to the system's capabilities.

Public Comment

- Rochelle
- Alejandro Geronimo

Motion to adopt Resolution 2023-48.

Motion by Mayor Pro Tem Wallace
Seconded by Council Member Gonzales

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Flynn, Sheri	X				
Gonzales, Reuben	X				
Minjares, Rick	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

9. DISCUSSION ITEM(S)

None

10. ITEMS FOR FUTURE AGENDAS

10.1. New Items:

1. Updating Street Signage throughout the City, Replacing Street Signage on Highland Springs Avenue (Flynn)
2. Revisit the Banning Animal Shelter and Agreement Renewal (Flynn)

10.2. Pending Items:

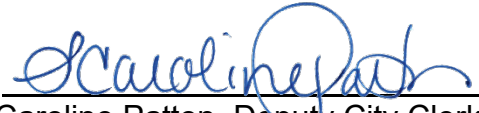
1. Grow Banning (Sanchez)

2. Potential Grants to Fund Playhouse Bowl Improvements (Sanchez)
3. Committee for Seniors (Gonzales)
4. Food Desert Zoning Overlay (Minjares)
5. Historic Site Preservation Board/Mills Act (Minjares)
6. Roadside Services (Minjares)
7. Beautification of San Gorgonio Overpass Funding (Gonzales)
8. Update to Reimbursement Policy Section D (Wallace)
9. Format of Meeting Minutes and Staff Reports (Flynn)

11. ADJOURNMENT

Mayor Sanchez adjourned the meeting at 7:59 p.m.

Minutes Prepared by:


Caroline Patton, Deputy City Clerk

This entire meeting may be viewed here:

<https://banninglive.viebit.com/index.php?folder=City+Council+Meetings>

All documents related to this meeting are available here:

<http://banning.ca.us/Archive.aspx?ADID=2790>

ATTACHMENTS:

Exhibit A – Agenda Item 6.7: Signed Letter of Support for SB602

Exhibit B – Agenda Item 8.1: Public Comment Received

Exhibit C – Agenda Item 8.4: Staff Presentation

Exhibit D – Public Comment Received: Non-Agenda Items

Exhibit A - Agenda Item 6.7: Executed Letter of Support



ALBERTO SANCHEZ
Mayor

COLLEEN WALLACE
Mayor Pro Tem

RICK MINJARES
Council Member

SHERI FLYNN
Council Member

REUBEN GONZALES
Council Member

March 15, 2023

The Honorable Bob J. Archuleta
California State Senate
1021 O Street, Suite 6720
Sacramento, CA 95814

Re: SUPPORT OF SB 602 – LETTERS OF AGENCY: GRAFFITI AND PUBLIC NUISANCE

Dear Senator Archuleta:

The City of Banning would like to express its support for Senate Bill 602 (SB 602), which will help local governments deal with public nuisance and graffiti issues by extending the timeframes that Letters of Agency between peace officers and absentee property owners remain in effect. The challenges posed to local communities by the proliferation of criminal public blight and nuisance activity are curtailed by active Letters of Agency programs.

Letters of Agency allow law enforcement officials to utilize their training and expertise to address nuisance problems in a timely and effective manner, while limiting the liability and asset impacts that businesses and private citizens experience. Currently, the limited and repetitive processes require substantial and consistent administrative maintenance that result in an inefficient allocation of peace officer resources and produce potential lapses in intended nuisance deterrence.

By extending the effective duration of Letters of Agency from 30 days to 12 months and the operative timeframe of trespass authorization letters from 12 months to 3 years, SB 602 would improve local peace officer response capabilities, help mitigate the impacts of underlying nuisances, and provide a more convenient and accessible mechanism for property owners to participate in these proactive efforts.

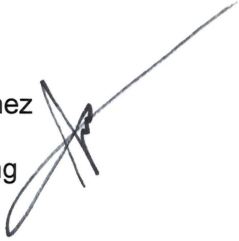
The City of Banning contains a multitude of properties in various stages of economic development that have absentee owners and many small businesses in need of continuing nuisance abatement that do not possess the necessary resources to solve these challenges themselves.

Allowing these properties that have the intention to abdicate agency to law enforcement officials long-term, while they continue to invest in the surrounding community, serves the interests of both the public and the entities themselves. Extending the renewal process for Letters of Agency will dramatically improve the aesthetics of Banning while lifting administrative burden on staff resources that can be focused elsewhere.

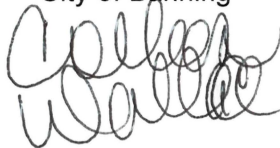
It is for these reasons that the City of Banning requests your favorable consideration in support of SB 602. Please feel free to contact City Manager, Doug Schulze, at (951) 922-3104, if you have any questions. On behalf of the City of Banning, we thank you for your time and consideration.

Sincerely,

Alberto Sanchez
Mayor
City of Banning



Colleen Wallace
Mayor Pro Tem
City of Banning



Rick Minjares
Council Member
City of Banning



Sheri Flynn
Council Member
City of Banning

Reuben Gonzales
Council Member
City of Banning



Cc: Honorable State Senator Rosilicie Ochoa Bogh, 23rd District
Honorable Assembly Speaker Anthony Rendon, 62nd District
Honorable Greg Wallis, Assembly Member, 47th District
Erin Sasse, Regional Public Affairs Manager, League of California Cities



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Craig Houser
Robert Olander II
Stanley Magill, Jr.
Eileen Cirillo
Wynn Hornburg
Natalie Costaglio
Rodney Anderson
William L. Miller

Lifetime Achievement Award Recipients

Norm McAdoo	Jerry Golden
John Crean	Harry E. Karsten
R.J. Brandes	Jess Maxcy
Robert N. West	CMPA
Ed Evans	WMA
Logan A. Boggs	

Above and Beyond Award Recipients

Willis Miller
Dan Jacobs
Stanley Magill
Paul Bostwick
C. Brent Swanson
Boyce Jones
Jim Martin
James Jones
Chelu Travieso-Earhart
Keith Casenhiser
James B. Bostick

Executive Director
Vickie Talley

Inland Empire Representative
Robert Evans

Exhibit B - Agenda Item 8.1: Public Comment Received

March 13, 2023

Sent via email to City Clerk Caroline Patton
cpatton@banningca.gov

Mayor Alberto Sanchez and Council Members
City of Banning
99 E. Ramsey Street
Banning, CA 92220

RE: March 14, 2023 Agenda Item 8.1 Letter of Support for AB1035

Dear Mayor Sanchez and Council Members,

The Manufactured Housing Educational Trust (MHET) represents the owners of Banning mobile home communities. MHET has worked with the City of Banning Council Members and staff over the past 40 years to resolve issues involving mobile home communities. Most issues involved the need for better communication between park residents and park ownership and management, which have been resolved.

MHET appreciates the time and effort you have taken to address some of the claims which have been raised about the space rents in mobile home parks in Banning. Rents in Banning mobile home parks are some of the most affordable in the region. Unfortunately, the high inflation in recent years has led directly to a higher than normal level of rent increase. Rent increases are tied directly to the Consumer Price Index (CPI), Riverside Area which have been between 5-10% the last couple years, whereas the decade prior the range was around 2%. In 2007, the City of Banning did a rent study and found there was no evidence of excessive rent in any individual mobile home park. Most of the tenants in Banning parks have signed long term leases defining the annual rent increase to be equal to CPI – Riverside.

When a tenant moves into a mobile home community, the tenant is Income Qualified and typically required to show income three times the amount required to pay mortgage, rent and utilities. Rental Agreements outline the rate at which the rent will increase. Rent increases occur once a year. Most incoming residents pay cash for their mobile home.

If there is a change in income due to the loss of a spouse, health, etc. there are resources available. Mobile home tenants can apply for Section 8 housing vouchers and several communities in town participate in MHET's Rental Assistance Program which uses the Section 8 income guideline requirements. The Program provides a ten percent rent credit and is subsidized by the mobile home park owner.

If one is interested in gaining some certainty of what ones rents might be over the years, there clearly is an option currently available and widely used; long-term leases. So instead of coming to the City regarding the rents in the mobile home parks, the residents who have come before you should be working to enter into long-term leases like most of their fellow mobile home residents have done already.

We like to consider our mobile home parks as little cities or little communities. The cost to maintain and improve the communities requires funding. That funding is the rent income, and to be able to maintain the streets, infrastructure, landscape, amenities, taxes, etc. the expenses increase by CPI-Riverside, which is why the rents are aligned to increase by CPI. By doing so, the mobile home park owner is able to keep the community maintained and functioning properly.

Rent Control is not needed in a mobile home community. Again, residents often purchase their mobile home for cash and are Income Qualified and sign rental agreements that outline annual rent increases when they move into the community.

Please reach out to MHET on any mobile home park issues, we are here to be a resource.

Lastly, as the staff report outlines “Several requirements for operating a Rent Control District are onerous and expensive....Some cities have paid out large settlements in lawsuits filed either by park owners or homeowners...” Rent Control at any level is costly to everyone involved.

We respectfully request that the City of Banning not approve a letter of support for AB 1035. Rent Control is not a good policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Evans', with a stylized, flowing script.

Robert Evans
MHET Inland Empire Representative

Exhibit B - Agenda Item 8.1: Public Comment Received



Western
Manufactured Housing Communities
Association

March 14, 2023

The Honorable Alberto Sanchez
Mayor, City of Banning
99 E. Ramsey Street
Banning, CA 92220

Re: Mobilehome Rent Control Discussion – Item 8.1 Request to Approve a Letter of Support for AB 1035, the Mobile Home Affordability Act.

Dear Mayor Sanchez:

Western Manufactured Housing Communities Association is a statewide trade association representing mobilehome parkowners and operators throughout California with many here in Banning. As a core value, we always oppose rent control. *Rent control is inherently unfair, erodes affordable housing, is divisive to your community and costly to administer. This housing policy should be soundly rejected.*

The item before you tonight isn't a local rent control ordinance, rather a request to support a proposed state law that would cap rents statewide in jurisdictions without a local rent control ordinance. Both local and statewide rent control is harmful to your mobilehome parks in Banning and neither should be adopted.

BANNING DOESN'T NEED RENT CONTROL

Mobilehome parks are market housing. Prospective residents must show evidence that they qualify to live in a mobilehome park. It is confusing to us to learn that there are residents who recently submitted proof of income to their property owner showing that they can afford the rent and the rent increases and now are claiming that they can't afford the rent to the city. Mobilehome park owners never want to go through the expensive exercise of evicting a resident due to their inability to pay. This is why parkowners go to great lengths to ensure residents have the ability to live in our communities by requiring proof of income that is three times living expenses (rent, mortgage and utilities).

BANNING MOBILEHOME PARK RENTS ARE LOW AND AFFORDABLE

A survey of Banning mobilehome park rents show that even the highest new, incoming rents in some parks are nearly half of that of an apartment. According to trulia.com, 1-2 bedroom

apartments in Banning are renting for \$1600-\$2000. There is no indication of rent spiking or any evidence that Banning mobilehome space rents are out of line with rents in comparable communities such as Hemet, Redlands, or Beaumont.

City of Banning Mobilehome Park Rent Information							
Park Name	Address	No. of Spaces	No. of Spaces on a Long Term Lease	Low Rent	High Rent	Avg Rent	New Incoming Rent
Linda Vista	5700 W Wilson St.	129	142	\$ 662	\$ 856	\$ 762	\$859-\$899
Mountain Air	4133 W Wilson St.	131	118	\$ 443	\$ 570	\$ 520	\$570
Mountain Springs	3800 W. Wilson	193	142	\$ 775	\$ 880	\$ 850	\$905
Sunrise Mobilehome Park	2200 W. Wilson	181	0	\$ 547	\$ 652	\$ 612	\$706
Twin View Mobile Estates	721 N. Sunset Ave.	146	0	\$ 553	\$ 602	\$ 602	\$602

BANNING MOBILEHOME PARK OWNERS USE OF LONG-TERM LEASES

Long-term leases are, essentially, voluntary rent control. They are private agreements entered into by the parkowner and the resident agreeing on the rent and future rent escalators. They are fully enforceable in court and provide the resident with the peace of mind that rents will be tied, usually, to the change in the Consumer Price Index (CPI) annually. These leases are currently exempt from a local rent control ordinance and even if you proceeded with a local ordinance, it wouldn't apply to any space currently governed by a long-term lease. Long-term leases should be seen as an alternative to local rent control. In fact, two sets of past Banning City Councils did just that by rejecting a local ordinance and allowing long-term leases to regulate rents.

RENT INCREASES IN BANNING HAVE BEEN LOW

There hasn't been a single rent increase in Banning in the last year that has exceeded the change in the CPI, inflation, or the Social Security increase. Depending on the regional index used, CPI spiked over 9% in 2022. Social Security recipients received an increase in benefits of 8.7%. Increases in rent have varied park to park but haven't exceeded CPI. In fact, vocal residents in Sunrise have enjoyed some of the lowest increases. While CPI was trending 9%+, the ownership of Sunrise Estates only issued an increase of 4.59% (or \$29 for month-to-month residents) even when their long-term lease allowed for more. The owners have been very tempered with their increase to residents while facing rising expenses and planning significant investments in capital improvements in the park.

It should not go unaddressed that the annual change to the CPI has increased in the last year. Our country's current economic situation is troubling for everyone who has been negatively impacted by the high rate of inflation, including rental property owners and operators. However, we did not cause this current situation and shouldn't be penalized for it either. We would love nothing more than to return to more stable economic conditions.

MHET's RENTAL ASSISTANCE PROGRAM

Partnering with the Manufactured Housing Education Trust (MHET), mobilehome parkowners recognize that from time to time, there are residents who have a life change, such as a spouse passing away, which may significantly impact their income to the point that they can no longer afford to live in their home as they had in the past. I draw your attention the MHET's letter and explanation of their Rental Assistance Program. Under MHET's Rental Assistance Program, parkowners voluntarily agree to participate and privately fund the needed support to residents as they wait for approval for Section 8. It should be noted that this program doesn't operate in communities with rent control.

MOBILEHOME RESIDENTS ARE SOME OF THE MOST PROTECTED TENANTS IN CALIFORNIA

Mobilehome residents enjoy the protections of the State of California's Mobilehome Residents Law and the Mobilehome Residency Law Protection Program.

Mobile Home Residency Law (MRL) *Chapter 2.5 of the California Civil Code*

California's Mobilehome Residence Law is the most robust in the nation and regulates nearly every aspect of mobilehome park living. Here is a short list:

- Requires 90-day notice to increase rent.
- Provides just-cause eviction protections.
- Provides noticing requirements of state law changes by requiring parkowners to provide a physical copy of the code.
- Protections against management interfering with the sale of a mobilehome.
- Relocation requirements and benefits if a park is closed or there is a change of use.
- Protections for tenants on use of clubhouse
- Requirements of parkowners to provide emergency preparedness plans.
- Protections to be able to sublet mobilehome
- Many other requirements of ownership and management on noticing on laws, utilities, rates, park rules, maintenance of trees, driveways, common areas, etc.

Mobile Home Residence Law Protection Program (MHLPP)

This new program was signed into law in 2018 and it provides enforcement of the MRL by the courts. This program is a first in its kind by California Department of Housing and Community Development (HCD). The MHLPP allows residents to file complaints of a violation of the MRL or the Mobile Home Parks Act (MPA). It provides parkowners an opportunity to cure the violation. If the resident declares the violation is uncured, the complaint remains open. If the parkowners does not respond or does not respond satisfactory, the matter is turned over to Legal Aid or Nonprofit Legal Services Provider for further action. The fees to fund this program are paid for by mobilehome park residents and was supported by their advocacy arm, Golden State Mobilehome Owners League.

In conclusion, we believe rent control for Banning's mobilehome parks would be harmful to residents and unwarranted. An examination of the current rents, noticed rent increases and the current resident protections currently in place don't indicate a need for an ordinance or identify

a problem that will be solved. While we don't agree with some of the generalized statements about mobilehome park residents made in the staff report, it is clear that staff has researched the undertaking and risk associated with administering a local rent control ordinance and they are not advising the city adopt these regulations.

Thank you in advance for your thoughtful consideration of this harmful policy that will negatively impact Banning's Mobilehome Parks for a generation. We respectfully request the city work with park owners on exploring alternatives to a rent control ordinance and promoting the sustainability of this important housing stock in Banning.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Paule". The signature is fluid and cursive, with the first name "Julie" and last name "Paule" clearly distinguishable.

Julie Paule
Contracted Regional Representative

cc: Mayor Pro Tem Colleen Wallace
Council Member Rick Minjares
Council Member Reuben Gonzales
Council Member Sheri Flynn
City Manager Doug Schulze
Asst. City Manager Laurie Sampson

Exhibit C - Agenda Item 8.4: Staff Presentation

**ORACLE
NETSUITE**
For Government



City of Banning

Lincoln Bogard
Administrative Services Director

Scott Weir
Oracle Account Executive for Banning



Agenda

Agency Project Goals

Fiscal Impact

Introductions

Oracle & NetSuite for Government
Background

Additional questions and discussion



City of Banning

- Project Goals
 - Modernize Accounting Systems
 - Move to Cloud
 - Easier to use
 - Easier Reporting
 - Realtime Dashboards
 - Integrations with other Systems



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Fiscal Impact

- Implementation Cost - \$299,750
- Annual Maintenance Fees - \$70,194
- Total 5-Year Contract - \$650,720
- Implementation Cost to be paid with American Rescue Plan Act funding previously appropriated by Council
- Annual Maintenance Fees are approximately 40% less than currently paid for NaviLine and are less than half of those charged for our second-choice vendor
- Oracle NetSuite 4 Governments provided the City its best pricing since they are new to the California market
- The City has a year option to implement HCM Module

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Introductions



Scott Weir
Account Executive

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Oracle Local Government

Oracle Local Government is on a journey to enable medium and small local government agencies to better serve their communities.

- Launched in 2020
- Focused on the customer experience
- Empowering and enabling our customers with the best tech available



By The Numbers

Oracle

2nd

Largest Software Company in the world

133k

Global Employees

\$70b

Annual R&D Spend

NetSuite

1st

Cloud Native ERP System (1998)

32k+

Customers Around the World

#1

Cloud ERP

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ORACLE NETSUITE For Government

Solution Overview

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Oracle NetSuite for Government at a Glance

Finance

- *General Ledger*
- *Financial Reporting*
- *Accounts Payable*
- *Inventory*
- *Procure to Pay*
- *Accounts Receivable*
- *Treasury and Cash Management*
- *Bank Reconciliation*
- *Miscellaneous Billing*
- *Purchase Contracts*
- *Capital/Fixed Assets*
- *Grants Management*
- *Contract Management*
- *Project Management*
- *Purchasing Cards*

Budgeting

- *Intuitive Planning*
- *Real-Time Budget Tracking*
- *Predictive Analytics*
- *Free-Form Analysis*
- *Plan Management*

HCM & Payroll

- *Human Resources*
- *Payroll*
- *Direct Deposits*
- *Benefits Management*
- *Personnel Maintenance*

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NetSuite for Government's Six Pillars

Security

Performance

Easy

Value

Speed

Support

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ORACLE NETSUITE For Government

Implementation Strategy

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NetSuite for Government Implementation Experience

Simple

Easy

Quicker

Easier Data
Migration

Plug & Play
Integrations

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Oracle Implementation – Deployment Approach



Engage

- Project Kick Off
- Welcome Packet
- Data Conversion Plan
- Integration Plan
- Communication Plan
- Leading Practice Review

Month 1



Focus

- Configure Environment
- Process Walkthroughs
- Data Migration Imports
- Integration Work
- Align Users with Roles/Dashboards

Months 2-4



Refine

- Validation of UAT Environment
- Integration Validations
- Train the Trainer
- Setup of Production Environment

Month 5-8



Enable

- Go Live
- Reconciliation Review
- Validate Key Success Factors
- Support Transition
- Plan for future phases

Month 9

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Your NetSuite for Government Experience

Customer Success

- Trusted Advisor and Liaison into Oracle
- Provisioning and Onboarding support
- Ongoing operations review and governance
- Renewal and expansion support

Implementation Support

- Specialized technical support to ensure stabilization post go-live
- 90-day engagement with scheduled reviews
- Reviews with all stakeholders to ensure business impacts are understood
- Named customer lead to proactively monitor and manage service requests against your milestones

Technical Support

- US based engineers 24/7/365
- Issues direct to knowledgeable engineers
- Champion through issue resolution
- Comprehensive Knowledgebase
- Single point of escalation
- Zero-downtime upgrades

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Questions

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Exhibit D - Public Comment: Non-Agendized Items



City of Banning

Your Voice Matters

Website

Visit the General Plan website to join our mailing list, learn about the General Plan and find out more about upcoming meetings and workshops.

Community Workshops

Share your ideas at a community workshop. This workshop will include a presentation and dynamic opportunities to participate. Our first workshop will take place on March 18th at the Banning Community Center.

Community Survey

Participate in a brief survey that will include questions related to quality of life, sustainability, growth management, and economic issues in our city.

Community Outreach

Introduce yourself. We will join various community events during the year to hear your feedback. Stay tuned for opportunities to participate.

Why update our general plan?

Our last General Plan was adopted in 2006. Our City has experienced tremendous growth and change. The General Plan is an opportunity for our community to participate and share ideas about the City's future. The General Plan:

- Expresses community values
- Provides a guide to shape development decisions over the long-term
- Addresses local issues alongside economic growth
- Is required to be kept current by state law
- Creates a "blueprint" and direction for the physical layout of a community

What does the general plan address?

The General Plan is a tool used to guide the future development of Banning as a safe, healthy, and vibrant community. The General Plan will address the following:

- | | | |
|--------------------|-------------------------|---------------------|
| • Land Use | • Economic Development | • Public Facilities |
| • Circulation | • Community Development | • Sustainability |
| • Form + Character | • Truck Routes | • Zoning |

Join us! Banning Senior Center

March 18th 10:00am-12:00pm

(789 N. San Geronio Avenue)



We are committed to transparent and meaningful community engagement as part of the process of updating the General Plan. Your input is important. We want to hear from City residents, businesses, and employees to make sure the General Plan addresses issues that are important to you, establishes a clear vision and guiding principles for the City's future. There are many ways to participate and we hope you will join us throughout the process. Visit our General Plan Update website to learn more!

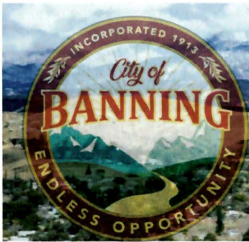
<https://engagebanning.civilspace.io/en/projects/general-plan-update>



For more information, you can contact:
Adam Rush, Community Development Director
City of Banning Planning Division
(951) 922-3131 or ARush@banningca.gov

General Plan Website

www.banningca.gov



GENERAL PLAN UPDATE

City of Banning, Endless Opportunities

City of Banning

**Tu' voz
importa!**

Sitio Web

Visite el sitio web del Plan General para unirse a nuestra lista de correo, aprender sobre el Plan General y obtener más información sobre las próximas reuniones y talleres.

Taller Comunitario

Comparta sus ideas en un taller comunitario. Cada taller incluirá una presentación y oportunidades dinámicas para participar. Nuestro primer taller tendrá lugar el 18 de marzo en el Banning Community Center.

Encuesta Comunitaria

Participe en una breve encuesta que incluirá preguntas relacionadas con la calidad de vida, la sostenibilidad, la gestión del crecimiento y los problemas económicos en nuestra ciudad.

Alcance Comunitario

Presentarte. Nos uniremos a varios eventos de la comunidad durante el año para escuchar sus comentarios. Estén atentos a las oportunidades de participar.

¿Por que actualizar nuestro Plan General?

Nuestro último Plan General fue adoptado en 2006. Nuestra Ciudad ha experimentado un tremendo crecimiento y cambio. El Plan General es una oportunidad para que nuestra comunidad participe y comparta ideas sobre el futuro de la Ciudad. **El Plan General:**

- Expresa los valores de la comunidad
- Proporciona una guía para dar forma a las decisiones de desarrollo a largo plazo
- Aborda los problemas locales junto con el crecimiento económico
- Se requiere que se mantenga actualizado por la ley estatal
- Crea un "plano" y una dirección para el diseño físico de una comunidad

¿Qué hace el Plan General?

El Plan General es una herramienta utilizada para guiar el desarrollo futuro de Banning como una comunidad segura, saludable y vibrante. El Plan General abordará lo siguiente:

- | | | |
|-----------------------------|--------------------------|--------------------------|
| • Planificación Territorial | • Seguridad + Ruido | • Intemperie |
| • Circulación | • Desarrollo Económico | • Instalaciones Públicas |
| • Formulario + Carácter | • Desarrollo Comunitario | • Sostenibilidad |



¡Únete a nosotros!

Banning Senior Center!

18 de Marzo 10:00am-12:00pm

(March 789 N. San Geronio Avenue)

Estamos comprometidos con la participación transparente y significativa de la comunidad como parte del proceso de actualización del Plan General. Su aporte es importante. Queremos escuchar a los residentes, negocios y empleados de la Ciudad para asegurarnos de que el Plan General aborde asuntos que son importantes para usted, establezca una visión clara y principios rectores para el futuro de la Ciudad. Hay muchas maneras de participar y esperamos que te unas a nosotros durante todo el proceso. ¡Visite nuestro sitio web de Actualización del Plan General para obtener más información!

<https://engagebanning.civilspace.io/en/projects/general-plan-update>



Para más información, puedes contactar:
Adam Rush, Community Development Director
Ciudad de Banning Planning Division
(951) 922-3131 or ARush@banningca.gov

**Sito web de Actualización
del Plan General**

www.banningca.gov



Western
Manufactured Housing Communities
Association



March 14, 2023

The Honorable Alberto Sanchez
Mayor, City of Banning
99 E. Ramsey Street
Banning, CA 92220

Re: Mobilehome Rent Control Discussion – Item 8.1 Request to Approve a Letter of Support for AB 1035, the Mobile Home Affordability Act.

Dear Mayor Sanchez:

Western Manufactured Housing Communities Association is a statewide trade association representing mobilehome parkowners and operators throughout California with many here in Banning. As a core value, we always oppose rent control. *Rent control is inherently unfair, erodes affordable housing, is divisive to your community and costly to administer. This housing policy should be soundly rejected.*

The item before you tonight isn't a local rent control ordinance, rather a request to support a proposed state law that would cap rents statewide in jurisdictions without a local rent control ordinance. Both local and statewide rent control is harmful to your mobilehome parks in Banning and neither should be adopted.

BANNING DOESN'T NEED RENT CONTROL

Mobilehome parks are market housing. Prospective residents must show evidence that they qualify to live in a mobilehome park. It is confusing to us to learn that there are residents who recently submitted proof of income to their property owner showing that they can afford the rent and the rent increases and now are claiming that they can't afford the rent to the city. Mobilehome park owners never want to go through the expensive exercise of evicting a resident due to their inability to pay. This is why parkowners go to great lengths to ensure residents have the ability to live in our communities by requiring proof of income that is three times living expenses (rent, mortgage and utilities).

BANNING MOBILEHOME PARK RENTS ARE LOW AND AFFORDABLE

A survey of Banning mobilehome park rents show that even the highest new, incoming rents in some parks are nearly half of that of an apartment. According to trulia.com, 1-2 bedroom

apartments in Banning are renting for \$1600-\$2000. There is no indication of rent spiking or any evidence that Banning mobilehome space rents are out of line with rents in comparable communities such as Hemet, Redlands, or Beaumont.

City of Banning Mobilehome Park Rent Information							
Park Name	Address	No. of Spaces	No. of Spaces on a Long Term Lease	Low Rent	High Rent	Avg Rent	New Incoming Rent
Linda Vista	5700 W Wilson St.	129	142	\$ 662	\$ 856	\$ 762	\$859-\$899
Mountain Air	4133 W Wilson St.	131	118	\$ 443	\$ 570	\$ 520	\$570
Mountain Springs	3800 W. Wilson	193	142	\$ 775	\$ 880	\$ 850	\$905
Sunrise Mobilehome Park	2200 W. Wilson	181	0	\$ 547	\$ 652	\$ 612	\$706
Twin View Mobile Estates	721 N. Sunset Ave.	146	0	\$ 553	\$ 602	\$ 602	\$602

BANNING MOBILEHOME PARK OWNERS USE OF LONG-TERM LEASES

Long-term leases are, essentially, voluntary rent control. They are private agreements entered into by the parkowner and the resident agreeing on the rent and future rent escalators. They are fully enforceable in court and provide the resident with the peace of mind that rents will be tied, usually, to the change in the Consumer Price Index (CPI) annually. These leases are currently exempt from a local rent control ordinance and even if you proceeded with a local ordinance, it wouldn't apply to any space currently governed by a long-term lease. Long-term leases should be seen as an alternative to local rent control. In fact, two sets of past Banning City Councils did just that by rejecting a local ordinance and allowing long-term leases to regulate rents.

RENT INCREASES IN BANNING HAVE BEEN LOW

There hasn't been a single rent increase in Banning in the last year that has exceeded the change in the CPI, inflation, or the Social Security increase. Depending on the regional index used, CPI spiked over 9% in 2022. Social Security recipients received an increase in benefits of 8.7%. Increases in rent have varied park to park but haven't exceeded CPI. In fact, vocal residents in Sunrise have enjoyed some of the lowest increases. While CPI was trending 9%+, the ownership of Sunrise Estates only issued an increase of 4.59% (or \$29 for month-to-month residents) even when their long-term lease allowed for more. The owners have been very tempered with their increase to residents while facing rising expenses and planning significant investments in capital improvements in the park.

It should not go unaddressed that the annual change to the CPI has increased in the last year. Our country's current economic situation is troubling for everyone who has been negatively impacted by the high rate of inflation, including rental property owners and operators. However, we did not cause this current situation and shouldn't be penalized for it either. We would love nothing more than to return to more stable economic conditions.

MHET's RENTAL ASSISTANCE PROGRAM

Partnering with the Manufactured Housing Education Trust (MHET), mobilehome parkowners recognize that from time to time, there are residents who have a life change, such as a spouse passing away, which may significantly impact their income to the point that they can no longer afford to live in their home as they had in the past. I draw your attention the MHET's letter and explanation of their Rental Assistance Program. Under MHET's Rental Assistance Program, parkowners voluntarily agree to participate and privately fund the needed support to residents as they wait for approval for Section 8. It should be noted that this program doesn't operate in communities with rent control.

MOBILEHOME RESIDENTS ARE SOME OF THE MOST PROTECTED TENANTS IN CALIFORNIA

Mobilehome residents enjoy the protections of the State of California's Mobilehome Residents Law and the Mobilehome Residency Law Protection Program.

Mobile Home Residency Law (MRL) *Chapter 2.5 of the California Civil Code*

California's Mobilehome Residence Law is the most robust in the nation and regulates nearly every aspect of mobilehome park living. Here is a short list:

- Requires 90-day notice to increase rent.
- Provides just-cause eviction protections.
- Provides noticing requirements of state law changes by requiring parkowners to provide a physical copy of the code.
- Protections against management interfering with the sale of a mobilehome.
- Relocation requirements and benefits if a park is closed or there is a change of use.
- Protections for tenants on use of clubhouse
- Requirements of parkowners to provide emergency preparedness plans.
- Protections to be able to sublet mobilehome
- Many other requirements of ownership and management on noticing on laws, utilities, rates, park rules, maintenance of trees, driveways, common areas, etc.

Mobile Home Residence Law Protection Program (MHRLPP)

This new program was signed into law in 2018 and it provides enforcement of the MRL by the courts. This program is a first in its kind by California Department of Housing and Community Development (HCD). The MHRLPP allows residents to file complaints of a violation of the MRL or the Mobile Home Parks Act (MPA). It provides parkowners an opportunity to cure the violation. If the resident declares the violation is uncured, the complaint remains open. If the parkowners does not respond or does not respond satisfactory, the matter is turned over to Legal Aid or Nonprofit Legal Services Provider for further action. The fees to fund this program are paid for by mobilehome park residents and was supported by their advocacy arm, Golden State Mobilehome Owners League.

In conclusion, we believe rent control for Banning's mobilehome parks would be harmful to residents and unwarranted. An examination of the current rents, noticed rent increases and the current resident protections currently in place don't indicate a need for an ordinance or identify

a problem that will be solved. While we don't agree with some of the generalized statements about mobilehome park residents made in the staff report, it is clear that staff has researched the undertaking and risk associated with administering a local rent control ordinance and they are not advising the city adopt these regulations.

Thank you in advance for your thoughtful consideration of this harmful policy that will negatively impact Banning's Mobilehome Parks for a generation. We respectfully request the city work with park owners on exploring alternatives to a rent control ordinance and promoting the sustainability of this important housing stock in Banning.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Paule". The signature is fluid and cursive, with the first name "Julie" and last name "Paule" clearly distinguishable.

Julie Paule
Contracted Regional Representative

cc: Mayor Pro Tem Colleen Wallace
Council Member Rick Minjares
Council Member Reuben Gonzales
Council Member Sheri Flynn
City Manager Doug Schulze
Asst. City Manager Laurie Sampson



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John Crean	Harry E. Karsten
R.J. Brandes	Jess Maxcy
Robert N. West	CMPA
Ed Evans	WMA
Logan A. Boggs	

Above and Beyond Award Recipients

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C. Brent Swanson
Boyce Jones
Jim Martin
James Jones
Chelu Travieso-Earhart
Keith Casenhiser
James B. Bostick

Executive Director

Vickie Talley

Inland Empire Representative

Robert Evans

March 13, 2023

Sent via email to City Clerk Caroline Patton
cpatton@banningca.gov



Mayor Alberto Sanchez and Council Members
City of Banning
99 E. Ramsey Street
Banning, CA 92220

RE: March 14, 2023 Agenda Item 8.1 Letter of Support for AB1035

Dear Mayor Sanchez and Council Members,

The Manufactured Housing Educational Trust (MHET) represents the owners of Banning mobile home communities. MHET has worked with the City of Banning Council Members and staff over the past 40 years to resolve issues involving mobile home communities. Most issues involved the need for better communication between park residents and park ownership and management, which have been resolved.

MHET appreciates the time and effort you have taken to address some of the claims which have been raised about the space rents in mobile home parks in Banning. Rents in Banning mobile home parks are some of the most affordable in the region. Unfortunately, the high inflation in recent years has led directly to a higher than normal level of rent increase. Rent increases are tied directly to the Consumer Price Index (CPI), Riverside Area which have been between 5-10% the last couple years, whereas the decade prior the range was around 2%. In 2007, the City of Banning did a rent study and found there was no evidence of excessive rent in any individual mobile home park. Most of the tenants in Banning parks have signed long term leases defining the annual rent increase to be equal to CPI – Riverside.

When a tenant moves into a mobile home community, the tenant is Income Qualified and typically required to show income three times the amount required to pay mortgage, rent and utilities. Rental Agreements outline the rate at which the rent will increase. Rent increases occur once a year. Most incoming residents pay cash for their mobile home.

If there is a change in income due to the loss of a spouse, health, etc. there are resources available. Mobile home tenants can apply for Section 8 housing vouchers and several communities in town participate in MHET's Rental Assistance Program which uses the Section 8 income guideline requirements. The Program provides a ten percent rent credit and is subsidized by the mobile home park owner.

If one is interested in gaining some certainty of what ones rents might be over the years, there clearly is an option currently available and widely used; long-term leases. So instead of coming to the City regarding the rents in the mobile home parks, the residents who have come before you should be working to enter into long-term leases like most of their fellow mobile home residents have done already.

We like to consider our mobile home parks as little cities or little communities. The cost to maintain and improve the communities requires funding. That funding is the rent income, and to be able to maintain the streets, infrastructure, landscape, amenities, taxes, etc. the expenses increase by CPI-Riverside, which is why the rents are aligned to increase by CPI. By doing so, the mobile home park owner is able to keep the community maintained and functioning properly.

Rent Control is not needed in a mobile home community. Again, residents often purchase their mobile home for cash and are Income Qualified and sign rental agreements that outline annual rent increases when they move into the community.

Please reach out to MHET on any mobile home park issues, we are here to be a resource.

Lastly, as the staff report outlines “Several requirements for operating a Rent Control District are onerous and expensive....Some cities have paid out large settlements in lawsuits filed either by park owners or homeowners...” Rent Control at any level is costly to everyone involved.

We respectfully request that the City of Banning not approve a letter of support for AB 1035. Rent Control is not a good policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Evans', with a stylized, flowing script.

Robert Evans
MHET Inland Empire Representative