



# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

March 13, 2012

---

6:00 p.m.

[www.cityofhemet.org](http://www.cityofhemet.org)

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

---

### Call to Order

Mayor Youssef called the meeting to order at 6:02 p.m.

---

### Roll Call

PRESENT: Council Members Franchville, Krupa and Smith, Mayor Pro  
Tem Foreman and Mayor Youssef

ABSENT: None

---

### Work Study

Discussion regarding these items, with possible direction to staff

1. Hemet ROCS Update - Citizen Advisory Committee - Community Development  
Director Elliano & Deputy City Manager Orme

**Mark Orme, Deputy City Manager**, on February 15, 2012, the City Council approved the process which included the formation of the Citizen's Advisory Committee (CAC). The City received over 50 applications for this committee from enthusiastic community members. The CAC is comprised of representatives from various community organizations within the valley, as well as land owners, business owners, and resident representatives. The original recommendation was for 10-15 individuals, however, there were so many great applications received that the final count for the CAC is 17. The CAC will meet once a month to review proposed policies to give comments and/or suggestions to and provide recommendations to the Executive Advisory Committee (EAC), and ultimately to the City Council. Initial estimate is a six month period of existence, however, the City Council may request an extension of time, if needed. Mr. Orme announced the members of Citizens Advisory Committee:

Public Service/Non-Profit Agency: Connie Hall and Frank Gorman

Faith-Based Organization Representative: Gary Fowler

Chamber of Commerce Representative: Patti Drusky

Apartment Owner Representative: James Connell

Hemet Community Action Network: Michael Ramirez

Property Owner At-Large Representative: Eva Gifford

Mobile Home Park Resident Group: Daniel Goodrich  
Business Owner Representative: Eric Gosch  
Planning Commission Representative: John Gifford  
Hemet Unified School District: Valerie Valez  
Real Estate Agent/Broker Representative: Norm Kyriss  
Residents At-Large: Mona Groff, Robert Masson, Sharon McComb and Stefany Nelson  
Mobile Home Park Owner Representative: Mary Ann Mari

The next steps are: Executive Advisory Committee (EAC) will meet to prioritize policy queue; set the first CAC kick-off meeting; complete the list of Government Agency Liaisons (GAL); and present regular updates to the City Council.

**Deanna Elliano, Community Development Director**, the City will emulate the successful GPAC model. The meeting will be held at the Library. The City Council liaison will be invited as well as the GAL. The meetings will be open to the public and hopefully be a focused working group. An overview of the program will be provided with the goal of obtaining comments and recommendations to present to the City Council. It will be recommended that the committee elect a Chairperson. Agendas and materials will be prepared by staff.

**Council Member Smith**, asked if a cost for this process has been determined.

**Ms. Elliano**, materials have been paid for with funds from Planning Department's budget. If meetings are conducted during regular business hours staff cost will be minimal. This process will require more staff time than resources.

**Mayor Youssef**, thanked the applicants for their interest in participating in Hemet ROCS. The participants will have an opportunity to make a difference in the community.

## 2. Update on the Department Team Building - Brian Nakamura, City Manager

**Brian Nakamura, City Manager**, on February 1, 2012 the City's Executive Team met to not only focus on goals, but to specifically define, What?, How? and particularly Why?. This team is dedicated to the City, the City Council and the residents. The overriding global reflection from the team is that the reorganization, which helped to achieve a balanced budget, continue to move forward. The limited resources necessitates continued vigilance by staff, especially the City's leadership team. Mr. Nakamura presented a sample listing of day to day focuses for 2012: Hemet ROCS; Economic Development; Improve/Maintain Housing Stock; Real Property Development; Transition of Leadership (i.e. Library); Facility Maintenance; Participate in Regional Programs; Election 2012; Budget & Begin Municipal Code Update; Public Safety: Police - Staffing, Attitude, Facilities and Equipment; Fire - Focus on Fire & Rescue; 5 Year CIP; Master Drainage Plan Update; Fee Study; GIS Program; Cost Recovery (I.E. Cost Allocation Program, User Fee, Revenue Collection); Technology Improvements; More Meaningful Information; Work Order System Upgrades; Review of Contract Services; Equipment Replacement Policy; Consistency Zoning/Pre-Zoning; Update/Streamline Development Review Process; and Zoning/Code Updates/New Ordinances. Mr. Nakamura welcomed and thanked the members of the Hemet ROCS Program for their participation. The City of Hemet is getting regional recognition for this program.

**Council Member Smith**, noted that the list is ambitious and asked if staff will prioritize these. Council Member Smith also told City Manager Nakamura to make sure that staff has the tools available to complete these tasks.

**Mr. Nakamura**, everything on this list is a priority to staff. Staff will look to the City Council to help set these priorities. One year ago the City of Hemet had 11 Departments, now there are 6. Staff is doing more with less, however, it is important that the City have a balanced budget and be fiscally solvent.

**Mayor Pro Tem Foreman**, the City Council took a cut in pay a couple years ago to provide customer service training for the employees. Mayor Pro Tem Foreman asked for an update on that training. There is still a lot of work to do, the City Manager and staff have the support of this City Council.

**Mr. Nakamura**, now that the Departments have been reorganized, training for 50 employees has been scheduled.

**Mayor Youssef**, a spending policy needs to be adopted to protect the citizens from future City Councils. The City Council will help staff prioritize this list.

**Mr. Nakamura**, staff reports were changed to add sections that would confirm the goals and objectives that are being achieved.

The City Council recessed at 6:42 p.m.

---

## **REGULAR SESSION**

**7:00 p.m.**

**City of Hemet Council Chambers  
450 E. Latham Avenue**

---

### **Call to Order**

Mayor Youssef called the meeting to order at 7:00 p.m.

---

### **Roll Call**

PRESENT: Council Members Franchville, Krupa and Smith, Mayor Pro Tem Foreman and Mayor Youssef

ABSENT: None

OTHERS PRESENT: City Manager Nakamura, City Attorney Vail and City Clerk McComas

---

### **Invocation**

Invocation was given by Gary Fowler, Hemet-San Jacinto Interfaith Council

---

### **Pledge of Allegiance**

Pledge of Allegiance was led by Mayor Pro Tem Foreman

---

## Presentations

3. Recognize Visitors from Hemet's Sister City Kushimoto, Japan

**Mayor Youssef**, presented gifts to the students from Hemet's Sister City, Kushimoto, Japan. A letter from the High School Principal to the City Council was read by one of the visiting teachers. A gift was presented to the City Council and the Mayor for their hospitality.

4. Oath of Office for Fire Chief Joseph Morris

**Mayor Youssef**, leaders during the tough times are the most important. The City Council wants leadership that will help take the Departments to the next level. It is my privilege to swear in Joseph Morris as the City's new Fire Chief.

**Mayor Pro Tem Foreman**, the appointment was approved unanimously and you have the support of the City Council. Thank you for taking the job during these rough times.

**Council Member Krupa**, thanked Joe Morris for stepping up and taking the job.

**Council Member Smith**, encouraged by your willingness to step up during these tough times. You are supported by the City Council, the City Manager and the Executive staff. We hope the Fire Department personnel will support Chief Morris.

**Council Member Franchville**, I'm looking forward to see what you do with the Department.

**Mayor Youssef administered the Oath of Office to Chief Morris.**

**Chief Morris**, thanked the City Council for this opportunity. Chief Morris recognized two of the Department's Duty Chief's Randy Darkens and Primo Reynoso. The Hemet Fire Department wants to be recognized as the industry leaders. This badge is a symbol of my responsibility to the Department and the residents of Hemet.

5. Recognize the NJROTC Award Winners from West Valley High School

The City Council presented Certificates of Appreciation to the members of West Valley High School's National Junior ROTC.

---

## City Council Business Consent Calendar

6. **Approval of Minutes** - January 24, 2012

7. **Receive and file** - Investment Portfolio as of November 2011

8. **Receive and file** - Warrant Register

- a. Warrant registers dated February 9, 2012 and February 16, 2012. Payroll for the period of February 6, 2012 to February 19, 2012 was \$607,066.44.

9. **Recommendation by Engineering** - Dedication of Lot N - Tract 28286-10, Four

Seasons - K. Hovnanian

- a. Accept the dedication of Lot N of Tract 28286-10, through a Grant Deed, for street, open space and other municipal purposes; and
- b. Authorize the City Clerk to record it with the Riverside County Recorder's Office; and
- c. Reserve a secondary emergency access easement in favor of the existing residents of Reinhardt Canyon.

10. **Recommendation by Community Investment** - Lease of 126 S. Carmalita Street

- a. Approve a lease for City-owned property located at 126 S. Carmalita Street with Alma Luna, DBA Unicorn Beauty Salon.

11. **Recommendation by Park Commission** - Tree Removal Requests

- a. 260 N. Lyon - Liquidambar (1)  
Approve request and do not replace
- b. 2308 El Grande - Palm (1)  
Deny request
- c. 476 Melbourne Court - Sycamore (1)  
Deny request; Approve removal of surface roots, perform root pruning and re-seed areas of lawn impacted by work.
- d. 1847 Calle Arboleda - Oak (1)  
Deny request; Approve root prune, install root barrier and repair/replace raised sidewalk.

Item No. 9 was removed from the Consent Calendar. **Mayor Pro Tem Foreman moved and Council Member Krupa seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 5-0.**

Item No. 9

**Brian Nakamura, City Manager,** there have been a number of concerns expressed regarding this item. Mr. Nakamura asked Eric Vail to help explain this action.

**Eric Vail, City Attorney,** there are two actions for consideration. The first is to accept the dedication of Lot N. The master developer MSK Heartland sold the project and the land to KB Homes and K Hovnanian. They continue to own a small lot at the north end the property referred to as Lot N. They are almost complete and want to meet one of the Conditions of Approval which is to dedicate Lot N to the City. This lot abuts part of the Four Seasons Development and is also the tail end of a very long storm drain system. Lot N is part of this overall ring of storm drains and a pivotal access point. Part of the project includes some pads up on the hill to the west of the project. The access for that planning area will have to come through this property. The lot will also serve to move residents in an emergency from Tres Cerritos area which is the expressed concern.

This is a Condition of Approval required by the City Council to make sure that there is an emergency access for the development. The Conditions of Approval on the Tract Map talk

about the emergency access for the existing residents in the Tres Cerritos Area. The developer of Canyon Trails, which is being processed through the County of Riverside, would like to use this as a second access road. The City has made it clear that this is an emergency access for the existing residents. The second action being considered is approval to record a Reservation of Easement, that will state that this easement is for the existing residents. In my opinion this places that City and the residents of Tres Cerritos in a better situation than not recording the deed and not dealing with this issue. It is anticipated that the developers will try to use this access. Recording this document makes their argument weaker, however, it will not go away.

**Council Member Franchville**, expressed concern with the condition of the roadway and asked if it will eventually be improved. Council Member Franchville asked if the City can prevent a developer from improving the road for future development.

**Mr. Vail**, the City will eventually have to own and maintain the storm drain channel and this would be used as an access road for City vehicles. It will have to be improved to at least allow access by service vehicles. That should allow emergency vehicle access also. The City does not currently have plans to improve the road. The City can not prevent a developer from improving the road, this reservation of easement can be modified by future City Councils. This document is a way to record the City's intent for Lot N.

**Gene Hikel, Four Seasons Community Awareness**, the residents of the community are concerned that this easement will be a secondary access and allow for high density development in the canyon. The existing homes will not negatively impact emergency evacuation of our own homes in the event of an emergency. I respect the advise of Mr. Vail. Mr. Hikel asked if the term "existing residents" can be better defined. Mr. Hikel recommended that the City Council remove this item and revisit the wording on the reservation. Canyon Trails is a proposed 600 home development that is being processed through the County of Riverside, not the City of Hemet.

**Peggy Sherman, Hemet**, a resident of Tres Cerritos area for 33 years, Ms. Sherman spoke in opposition. Ms. Sherman also recommended that the term "existing residents" be better defined.

**Don Digby, Hemet**, having an emergency exit that won't work would be worse and a possible liability for the City. Mr. Digby recommended that this item be removed and further thought go into the language.

**Kathy Smigun, Hemet**, Matt Strait from Riverside County has stated that the developer of Canyon Trails can use this as a secondary access regardless of the concerns of the Four Season's home owners. This is a liability if you have an emergency exit that can't be used.

**Joy Gould, Hemet**, spoke in opposition. Ms. Gould owns 15 acres deep in the Canyon where she has 75 horses. Ms. Gould was asked a couple of years ago to see if her horse trailer would make it through the Four Season's Development in the event of an emergency, it was not able to maneuver through the development with vehicles parked on the street. This will not work as an emergency exit nor should it ever be considered an emergency exit.

**Cash Hovivian, Hemet,** spoke in opposition. Mr. Hovivian recommended that the language refer to only residents under the City's existing general plan designations be allowed to use this as emergency access. Mr. Hovivian recommended that the City Council remove this item and reconsider the language.

**Mr. Vail,** the intent was to provide an emergency exit for the residents in the canyon. It is not designed well, however, this is what we have to work with. It is our hope that this access will allow emergency vehicles to get in or out of the canyon if necessary. It is not specifically designed for horse trailers, but the residents will have an additional way out. The City's General Plan already addresses this situation, furthermore Rheinhardt Canyon is not in the City of Hemet. The residents can appear before the County of Riverside and certainly object. My primary concern today is the easement, that we reserve it and clarify the intent to meet this condition of approval. The term existing residents would be defined by residents that existed on the date this document is recorded. This reservation tells developers that this easement is not intended to serve additional development. In my opinion, this language meets the conditions and fixes it to a period of time. This won't stop future development, it will explain the intended purpose for its use.

**Mayor Pro Tem Foreman moved and Council Member Smith seconded a motion to approve this item as presented. Motion carried 5-0.**

The City Council recessed briefly at 8:35 pm.

Reconvened at 8:40 pm

---

## **Communications From the Public**

**Ralph Medellin, Hemet,** expressed concern with public relations at the Police Department. Mr. Medellin contacted the Police Department and did not feel that he was treated appropriately.

City Manager Nakamura will contact Mr. Medellin regarding his concerns.

**Kim Martin, Hemet,** requested that the City Council correct the traffic situation at West Valley High School. Tahquitz High School has speed bumps and Hemet High has a crosswalk and light. There are no stop signs, crosswalks or lights at West Valley. The Police Department also needs to be citing the bicycle riders for not wearing helmets.

City Manager Nakamura will contact Ms. Martin. It was suggested that Ms. Martin also talk to the School Board.

**Lisa Wilson, Hemet,** expressed concern with the pedestrian crossing on Mustang Way. Crosswalks should be standard in front of schools, it is unrealistic to expect the kids to walk to the light to cross.

It was suggested that Ms. Wilson also talk to the School Board.

**Kenneth Olson, Hemet,** expressed concern with what Mr. Olson termed as an "illegal unmarked crossing" at Morgan Hill and Mustang Way. The students at West Valley High School should be treated as important as the students at Hemet High School. Mr. Olson's daughter Sarah Olson was one the students, as well her boyfriend and his niece. Mr. Olson gave the City Council an update on her condition.

**Mr Nakamura,** the City of Hemet is working with the School District for the safety of the kids. Again, all parents, residents and students should be cautious when driving near school.

**James Jape, Hemet,** expressed frustration with the number of residents that want to go to a hospital outside of the Valley. Hemet Medical Center is a better place now and residents should be encouraged to seek medical care there.

**John Reddin, Hemet,** expressed concern with the "Kony Poster" event scheduled to take place on April 20<sup>th</sup> from 7:00 p.m. to midnight. Mr. Reddin presented a petition signed by 70 people opposed to the event. We are trying to keep the community clean. We will also go to the School Board and express our opposition.

**Howard Tounget, Hemet,** asked again for a copy of the letter from Agri-Empire to their insurance company required by the agreement. Mr. Tounget expressed concern that the fence and the warning signs required by the agreement have not been installed. Mr. Tounget gave the City Council an update on his court cases.

**Mr. Nakamura,** staff is working with the tenant to ensure that there is a safe working environment at the facility. The structural recommendations have been completed.

**Eric Vail, City Attorney,** explained that Mr. Tounget's lawsuits are numerous and self serving. Mr. Vail confirmed that he keeps the City Council updated on the lawsuits.

**Council Member Franchville,** requested an update on the Potato Shed at a future Council Meeting.

**Joy Ward, Hemet,** requested that the City Council hold MWD's feet to the fire and provide recreation, not just a Charter High School, a school for their executives and a solar farm. We want the swimming lagoon, the equestrian center and the RV park.

**Jason Strain, Hemet,** announced the "The Show Must Go On", Saturday, March 31<sup>st</sup> at the Historic Hemet Theater. Mr. Strain explained the Valley View Foundation's intent to purchase the Hemet Theater at 216 E. Florida Avenue and make it a multi use theater for the community. The Foundation is in escrow to buy the theater with the hopes of raising enough money to complete the purchase and restore the building. This could be the spark that ignites a resurgence in arts and pride in our community.

---

## Discussion/Action Items

12. **Special Event Funding Guidelines/Policies** - Community Investment Director Jansons
  - a. Approve the special event funding guidelines and policy documents for City support of special events in Hemet.

**John Jansons, Community Investment Director,** on February 28<sup>th</sup> the City Council conducted a work study session on the proposed policy and application documents for the funding of special events by the City of Hemet. Comments presented by the City Council and public testimony has been incorporated into the update guidelines and documents. City of Hemet events will not go through this process, but rather be considered for funding in the annual operating budget. City staff surveyed a number of cities to really take the best and forget the rest. The proposed revised process includes a simple application for smaller amounts of money and requires use of a more detailed application for requests for greater amounts of funding. Staff is recommending the appointment of two Council Members to form an Ad-Hoc Committee to review the applications. Upon approval forms will be produced and an announcement of the application period will be published.

**Mayor Pro Tem Foreman**, requested that the 4<sup>th</sup> of July Parade and Hemet Beautiful Day be removed from the list of City sponsored events. They should go through the Special Event Funding process to request funds.

**Connie Hall, Central County United Way**, recommended that the events like the Ramona Pageant and the Tinsel Triathlon should be treated different from local events that only bring local participants.

The City Council and staff discussed the point system and the criteria sheet.

**Mayor Youssef**, ultimately the ad-hoc committee will make the recommendations to the City Council.

**Lori VanArsdale, Ramona Bowl**, agrees that long standing events should and hope to be self sustaining. When the Pageant was, and hopefully this will be the case again, it gave back to the community and to the other events. Nevertheless, when we send out our 35,000 post cards they all say Hemet. Ms. VanArsdale asked that leniency be considered when the criteria to meet handicap requirements or access to the facility is considered.

**Patti Drusky, Hemet-San Jacinto Chamber of Commerce**, the Chamber events support local and existing businesses, Ms. Drusky asked that consideration be given to that as well.

**Mayor Pre Tem Foreman moved and Council Member Smith seconded a motion to approve the item as presented. Motion carried 5-0.**

13. **Allocations for 2012-2013 Program Year Community Development Block Grant entitlement funds and reprogramming of unexpended prior year funds** - CDBG Coordinator Callahan

- a. Accept and approve the recommended allocation of \$614,333 in 2012-2013 Community Development Block Grant (CDBG) funding; and
- b. Reprogram unexpended prior year's funds of \$7,041.98; and
- c. Incorporate these recommendations into the Annual Action Plan draft.

**Carla Callahan, CDBG Coordinator**, on February 28, 2012, the City Council approved the Public Service recommendations with the exception of the Fair Housing Council of Riverside County, Inc. and Inland Fair Housing and Mediation Board for a total of \$83,705. The City Council directed staff to review fair housing services with the City Attorney before approval and reconsider the Housing/Public Facility Improvements allocation recommendations for preparation of amended funding recommendation reflecting the priority of Hemet ROCS. Hemet ROCS is a high priority, comprehensive City-wide program aimed at revitalizing neighborhoods in the City of Hemet for the benefit of all its citizens. Since activities funded with CDBG require significant data collection to document proof of benefit to low and moderate income persons, the Community Development Department has withdrawn the part time Hemet ROCS administrative position and requested the Code Enforcement allocation be increased for integration of Hemet ROCS by Code Enforcement in low/moderate income census areas of the City. Reductions to the City's Senior/Disabled Home Repair and City Sidewalk & ADA Ramps programs provides the necessary offsets. The 2012-2013 Program Year CDBG allocation and reprogramming of unexpended prior year CDBG funding will be incorporated into the Annual Action Plan (AAP) draft. The Annual Action Plan is a short range (one year) planning document used to address the City's annual needs, goals and objectives by allocating funds to eligible activities

recommended and approved for the 2012-2013 Program Year. The AAP draft will be available for 30 days for public review and comment period at City Hall and the Library from March 26, 2012 through April 24, 2012. Before submitting the final AAP to HUD, a Public Hearing of the City Council to review the recommendation must occur and is tentatively scheduled for April 24, 2012.

**Council Member Krupa moved and Council Mayor Pro Tem Foreman seconded a motion to approve this item as presented. Motion carried 4-1. Council Member Franchville voted No.**

14. **Recommendation by City Manager** - Searl Park Well Agreement with Valley-Wide Parks and Recreation District

- a. Approve the amended and Restated Searl Park Well Agreement approved by Valley-Wide Parks and Recreation District on December 11, 2011.

**Eric Vail, City Attorney**, a revised report was distributed with a 15 year lease term. This lease will cost the City less money than a new well or the current annual lease with Valley-Wide. It would cost the City approximately five times this to make other arrangements.

**Howard Tounget, Hemet**, gave the City Council a copy of the original agreement. Mr. Tounget expressed concerns with the wheeling charge and the potential loss of revenue for the City. The current agreement does not have an ending date and can only be changed by the city. The net result is that the City of Hemet is giving Valley-Wide free water.

**Mr. Vail**, the City does probably have a better end with the existing agreement. However, the current agreement does not work for Valley-Wide. This new agreement is more like a lease agreement. The cost to relocate this well is more than the cost of this new arrangement.

**Mayor Youssef moved and Council Member Smith seconded a motion to approve this item as presented. Motion carried 5-0.**

---

## City Council Reports

15. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Franchville

1. Riverside Transit Agency (RTA)
2. Airport Land Use Commission (ALUC)
3. League of California Cities
4. Autism Task Force

B. Council Member Krupa

1. Library Board
2. Traffic and Parking Commission
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Riverside Conservation Authority (RCA)
6. Ramona Bowl Association
7. Indian Gaming Distribution Fund

- C. Council Member Smith
  - 1. League of California Cities
  - 2. Riverside County Transportation Commission (RCTC)
  - 3. Planning Commission
  - 4. Public Safety Update
  - 5. National League of Cities
  
- D. Mayor Pro Tem Foreman
  - 1. Park Commission
  - 2. Indian Gaming Distribution Fund
  
- E. Mayor Youssef
  - 1. Western Riverside Council of Governments (WRCOG)
  - 2. Riverside County Transportation Commission (RCTC)
  
- F. Ad-Hoc Committee Reports
  - 1. Hemet ROCS Executive Advisory Committee

**The City Council appointed Council Member Krupa and Mayor Pro Tem Foreman to the Ad-Hoc Special Events Funding Committee to be in place until April 30, 2012.**

- G. Town Hall Meetings
  
- H. City Manager Nakamura
  - 1. Manager's Reports
  - 2. Annual Calendar of Events

**Brian Nakamura**, a calendar of events will be included in the weekly report.

## **Future Agenda Items**

Update on AB 109  
Moratorium on Discount Stores  
Update on Potato Shed

## **Adjournment**

Adjourned at 10:14 p.m. to Tuesday, March 27, 2012 at 7:00 p.m.