



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

April 10, 2012

5:00 p.m.

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 5:11 p.m.

Roll Call

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

ABSENT: None

The City Council conducted Closed Session Item No. 2

Work Study

Discussion regarding these items, with possible direction to staff

1. Preview Proposed MWD Diamond Valley Lake Projects - Ralph Hicks, Director of Real Estate

Ralph Hicks, MWD Director of Real Estate, gave the City Council a powerpoint presentation on the Proposed DVL Land Use Planning Concepts. This proposal was approved unanimously by MWD's Board. MWD's 5,200 square-mile service area covers most of Southern California from Ventura to the Mexican border. MWD owns or controls nearly 190,000 acres of land. MWD is a water wholesaler that moves 1.5 billion gallons of water per day through five treatment plants and thousands of miles of pipelines. Their total budget is \$1.8 billion, \$368 million for operations and management and \$341 million for capital. The Board consists of 37 members. The Board's Real Property & Asset Management Committee handles all real estate issues. The District serves 6 counties and 19 million people with an average growth of 220,000 people per year. The District consists of a 242 mile aqueduct, 775 miles of pipeline, 7 major pumping stations, 5 water treatment plants and 16 hydroelectric plants. The key issues are: water supply reliability; water quality; energy management; infrastructure; climate changes; the Bay Delta; and the Colorado River. Another challenge facing MWD and other water agencies is the lack of workforce development. Mr. Hicks presented a summary of Metropolitan's property. The general real estate guidelines for acquiring and developing property are: benefits water industry; sustainable community; create jobs; and revenue generating. Diamond Valley Lake's specific development guidelines are: renewable energy related; STEM education

facilities; experimental agricultural production to reduce water and energy consumption; water or energy technology research and manufacturing; student and faculty housing (East/North property); expand charter schools; recycle water storage; develop overnight recreational facilities at the DVL marina; create a university village of cottages and small conference center on mesa overlooking DVL; and implement public outreach program with university and college input. Mr. Hick's presented a demographic comparison between Hemet, Riverside County, Los Angeles County, Orange County and San Diego County, as well as, a comparison of commercial vacancy rates. Mr. Hicks told the City Council about renewable energy trends, solar photovoltaic trends and international student trends. Feasibility studies are being conducted on the conversion of the DVL Visitor Center to a college campus, including the development of a water executive management training program. Create a STEM charter high school and develop a university village and conference center. The current Marina operator has signed a long-term lease agreement and would like to develop a Fisherman's Village at DVL Marina including cottages and an RV park. The operator would like to expand the retail space and construct on-water slips at operator cost. Consideration of solar by Sun Edison and possibly an additional developer on the North property. Cal Poly and HayDay Farms are working together to demonstrate low water-use alfalfa on DVL property. A map of Metropolitan owned property around DVL was displayed. Metropolitan would like to capitalize on the existing assets. It is MWD's goal that by winter of 2012 the economic feasibility studies and site planning by developers will continue (at their cost) and pre-CEQA work will begin. By spring of 2012 if feasible, developers will start option and lease negotiation with staff and by summer of 2012 the option agreements will come before the Real Property & Asset Management Sub-committee and the entire Board for consideration. By fall of 2012, if all goes well, CEQA work for the development can begin and construction can begin in fall of 2013.

The City Council expressed concern that the promised recreational component will be placed on the back burner.

Mr. Hicks, it is unusual to get a unanimous vote from a 37 member Board. There is a lot of support for this project. Mr. Hicks reminded the City Council that the requirement to complete all aspects can be a condition of approval. Valley-Wide has made a proposal to expand their facility, as well as add RV sites. This will require private sector participation. A robust recreation and public space will make the other components successful. A campus environment will bring job creation and draw people from all over the world. Cal Poly is a huge draw all by itself, people will come here and spend their money with that component alone.

The City Council and Mr. Hicks went over a number of what if's and possible ways to guarantee all facets of this project. The City Council and Mr. Hicks also discuss the solar farm in detail including how it will look and its life span. The City Council expressed concern with the financial state of the Cal State system and recommended that MWD consider talking with private educators also. The City Council discussed the body contact issue at the lake.

Mr. Hicks, reminded the City Council that all of the development will require an approval process with the City of Hemet and offered to provide updates to the City Council as requested.

The City Council thanked Mr. Hicks for his presentation.

Closed Session

Notice of Opportunity for Public Comment

There were no public comments presented at this time.
The City Council recessed to Closed Session at 5:12 p.m.
Reconvened at 5.25 p.m. to Item No. 1
The City Council recessed to Closed Session at 6:23 p.m.

2. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code section 54956.9(a)
Names of case: Heartland/MSK Realty Ventures, LLC v. City of Hemet, RIC535678
 3. Public Employee Appointment
Pursuant to Government Code section 54957
Title: Public Works Director
-

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 7:02 p.m.

Roll Call

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

ABSENT: None

Invocation

Invocation was given by Micheal Madrigal, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Smith

City Attorney Closed Session Report

4. Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code section 54956.9(a)

Names of case: Heartland/MSK Realty Ventures, LLC v. City of Hemet, IC535678

The City Council received an update on the status of the case. There was no additional reportable action.

5. Public Employee Appointment

Pursuant to Government Code section 54957

Title: Public Works Director

The City Attorney reported that there was no reportable action.

Presentations

6. Proclamation proclaiming April 23, 2012 as "Arbor Day" and recognizing the City of Hemet as a "Tree City USA"

Mayor Youssef, presented a proclamation to Kris Jensen, declaring April 23, 2012, "Arbor Day".

Kris Jensen, Deputy Public Works Director, announced that the City was recognized as a "Tree City USA" for the 25th year.

7. Proclamation declaring April 14, 2012 as "First People's Day"

Mayor Youssef, presented a proclamation to Wiggs Mendoza, Human Relations Council, declaring April 14, 2012 as "First People's Day".

Wiggs Mendoza, invited the City Council to attend the event to be held on April 14, 2012 at the Estudillo Mansion.

City Council Business Consent Calendar

8. **Approval of Minutes** - February 28, 2012

9. **Receive and File** - Investment Portfolio as of December 2011

10. **Receive and File** - Warrant Register

a. Warrant register dated March 22, 2012 and April 3, 2012. Payroll for the period of March 5, 2012 to March 18, 2012 was \$558,754.94.

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

a. 348 Calle Cazadero - Oak (1)
Recommend denial and approve tree for trimming

12. **Recommendation by Community Development Director** - Specific Plan Amendment No. 06-001 (Tres Cerritos East).
 - a. Adopt an ordinance approving Specific Plan Amendment No. 06-001, an amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009 and readoption as the Tres Cerritos East Specific Plan (SP 90-009). **(Ordinance No. 1847)**

13. **Recommendation by Engineering** - Installation of Banners Across Florida Avenue
 - a. Saint Hyacith Academy - Spring Fling Fest being held April 28 & 29, 2012.
 - b. Hemet/San Jacinto Chamber of Commerce - Spring Celebration being held on May 5, 2012.
 - c. Center Against Sexual Assault (CASA) - Benefit being held on May 11, 2012
 - d. AYSO Soccer - Sign-ups, Fall Registration May 5 & 16, June 6 & 14, 2012.
 - e. Knights of Columbus Council - Knights of Columbus Car Show, June 3, 2012
 - f. Valley Wide Recreation & Park District - Docent Recruitment Program, Year Round

Item No. 10 was removed from the Consent Calendar. **Council Member Smith moved and Council Member Franchville seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 5-0.**

Item No. 10

Howard Tounget, Hemet, expressed concern with Warrant #141560 for over 1 million dollars. This was never publically discussed, either as a report out of closed session or placed on the agenda for approval. Mr. Tounget asked about the funding source for this payment.

Eric Vail, City Attorney, the City Attorney's office received settlement authority from the City Council. When the City reaches a settlement the information then becomes a public record. A copy is available from the City Clerk. The City of Hemet is self insured for the first \$250,000. The remaining is paid by the City's excess insurance carrier. The merits or reasons that the City decided to settle the case is confidential.

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

Communications From the Public

Melissa Gallaway, Hemet, I am a lifetime resident of Hemet that resides in the Diamond Valley area. Ms. Gallaway has followed the development of the lake since the beginning. Metropolitan made a number of promises including a swimming lagoon, an equestrian center and camping. We do have the wonderful sports facility developed by Valley-Wide and the Western Center. What guarantee does the City or the residents have that the recreational component will ever be completed. Maybe Metropolitan should pay Valley-Wide to provide the recreation.

Howard Tounget, Hemet, previously you approved an agreement with Valley-Wide for the well at Searl Park, now Valley-Wide bought Echo Hills Golf Course. Valley-Wide will only be paying \$25.00 per acre foot for the City to wheel the water. Has anyone figured out the tax revenue that will be lost, since Valley-Wide does not pay taxes on their property. Mr. Tounget noted that Jeff Leatherman was recognized for his three years of service and Colin McNie was not recognized after 25 years of service as an employee. **Michael Perciful, Planning Commissioner**, introduced himself to the City Council. **Nasser Moghadam, Planning Commissioner**, introduced himself to the City Council.

Discussion/Action Items

14. **Armed Forces Banner Program** - Special Events Coordinator Knotek
 - a. Adopt a resolution approving an Armed Forces Banner Program to honor the current active duty military service of Hemet residents or family members. **(Resolution No. 4495)**

Laurie Knotek, Special Events Coordinator, the City Council Ad-hoc Committee of Council Member Krupa and Mayor Pro Tem Foreman along with the American Legion Post 53 helped develop the program. The goal of the program is to recognize and honor active duty military personnel that reside in or have an immediate family member that resides in the City of Hemet and encourage community pride. The serviceperson must be serving on active duty, defined as 12 months of continuous service. The serviceperson must be a resident, or the spouse, mother, father, daughter, son, brother, sister, grandson or granddaughter of a current City of Hemet resident. Priority first will be given to Hemet residents. Annual eligibility verification will be required. The banners will be displayed continuously (with the exception of the hanging of Ramona Pageant, Holiday Banners or American flags). The banners will be displayed in the existing 63 locations available along Florida Avenue. The first group of banners can be installed prior to Armed Forces Day, May 19, 2012. Possible date will be May, 15, 2012. Council Members, City staff, families of military honorees, military personnel and press will be invited. Applications will be received on an ongoing basis. Applications received by April 26, 2012, will be included in the first round of banner installations. City staff and the American Legion Post 53 will review applications to ensure eligibility. In an effort to keep installation costs down, banners will be installed twice per year, possibly May and September. Once banners have been removed they will be returned to the applicant. In the event that the serviceperson is killed in the line of duty, the banner will removed, given to the applicant and the name of the honoree will be added to the Veteran's Memorial at Gibbel Park. The City is working with a local vendor to design and manufacture the banners, this will keep the look consistent. The applicants will have an option of having a banner with or without a photo. The banner will be 30.5" x 94" and will be double sided. The banners will cost \$190.00. A picture of the banner options was displayed, as well as the brochure.

Capt. Jeff Retmier, HFFA, announce the HFFA's support for this program.

Sgt. Eddie Pust, HPOA, presented a check for \$900.00 from the Association to help purchase banners and show their support for the program.

The City Council thanked Ms. Knotek for her effort, the American Legion Post 53 for their support and Kevin Pearson from the Press Enterprise for the positive article on this program.

Lloyd McBride, American Legion Post 53, the Legion plans on doing continuous fundraising for this program.

Mayor Pro Tem Foreman, reminded the public that anyone can contribute to the program.

Ms. Knotek, applications will be available on the City's website on April 11, 2012.

Mayor Pro Tem Foreman moved and Council Member Krupa 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
8. Hemet ROCS Citizens Advisory Committee (CAC)

Council Member Krupa, attended WRCOG as the City's Alternate. The Board voted to reinstate the Transportation Uniform Mitigation Fee's back to 100 percent. As a result of the reduction, there was \$20,000 that did not get funded for transportation. The increase will be phased in. By April 1, 2013, all jurisdictions will be back to 100 percent. The Board also decided to not increase the fees at this time.

Council Member Krupa, attended the SCAG Conference. The Board approved the 2025 Regional Transportation Plan. It will cost \$225 billion dollars to meet the plan.

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
6. Hemet ROCS Citizens Advisory Committee (CAC)

Council Member Smith, the 17 member panel has been assembled. It was great to hear the ideas from the committee. It is not certain what role will they play. This program will have some significant activities. The meetings will be held on the 3rd Monday of the month at 3:30 p.m. at the Hemet Public Library.

- 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)

Mayor Youssef, announced the "State of the City Address" to be held on Thursday, April 13, 2012 at the Historic Hemet Theater. The \$15.00 tickets are to help cover the costs. There will be a 1920's theme, a 1920's band, as well as a Classical band.

Mayor Youssef, "The Show Must Go On", Save the Theater Event that was held on March 31, 2012 was a wonderful presentation and showed the vision of what can be done in that facility.

- F. Ad-Hoc Committee Reports
 - 1. Hemet ROCS Executive Advisory Committee
 - 2. Special Events Ad-Hoc Committee

- G. Town Hall Meetings

- H. City Manager Nakamura
 - 1. Manager's Reports
 - 2. Oversight Board to the Dissolved Redevelopment Agency

Brian Nakamura, City Manager, distributed a memo from John Jansons regarding the Oversight Board's first meeting. The Board elected Vincent Christakos as the Chairperson and Becky Elam as the Vice Chairperson. The Board will meet on the 4th Wednesday of the month 3:00 p.m. at City Hall beginning April 25, 2012.

Future Agenda Items

A report on body contact contamination.

The City Council gave direction to staff to stay on top of the DVL project.

Adjournment

Adjourned at 7:51 p.m. to Tuesday, April 24, 2012 at 7:00 p.m.