



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

JUNE 11, 2013

5:00 p.m.

City of Hemet Council Chambers
450 E. Latham Avenue

www.cityofhemet.org

Please silence all cell phones

Call to Order

Mayor Youssef called the meeting to order at 5:07 p.m.

Roll Call

PRESENT: Council Members Krupa, Milne, Wright and Mayor Youssef

ABSENT: Mayor Pro Tem Smith

Council Member Krupa moved and Council Member Wright seconded a motion to excuse Mayor Pro Tem Smith. Motion carried 4-0.

Work Study

Discussion regarding these items, with possible direction to staff

1. Crime Stoppers Plus Presentation – Bob Duistermars, Central County United Way
Bob Duistermars and Alan Borders, Crime Stoppers Plus is actively engaging the community in discussions about community safety. The program advocates and supports Neighborhood Watch programs throughout Hemet, working cooperatively with Hemet Police Department and existing Neighborhood Watch programs. Crime Stoppers is encouraging participation and training as a means to encourage the growth and effectiveness of these programs. Crime Stoppers is also meeting with new groups who have an interest in neighborhood watch to help them organize, train and implement their programs. In addition to crime suppression “observe and report” techniques, these groups are also being given basic information on disaster preparedness requirements and encouraged to attend one of the CERT training events provided by Hemet Fire Department. Crime Stoppers Plus also provides the community with the ability to make anonymous tips directly to the law enforcement agencies through a toll free phone service, an online tip service is also available on our website and facebook page. Additionally, Crime Stoppers Plus sells the Data Dot Identification System that allows users to mark their property with uniquely numbered and registered microscopic dots that allow law enforcement to identify stolen or lost property.

The City Council thanked Central County United Way for the presentation.

2. Legislative Update – Erin Sasse, League of California Cities

Erin Sasse, gave the City Council a legislative update.

Bills Failing Passage

AB 5 (Ammiano) Homeless Person’s Bill of Rights and Fairness Act

SB 673 (DeSoulmier) This bill would have undermined local land authority and further restricted economic development.

AB 473 (Ammiano) This bill would have established a statewide regulatory structure for medical marijuana dispensaries that would be run by the Department of Alcoholic Beverage Control.

Positive Bills for Cities now in Second House

AB 440 (Gatto) Authorizes cities, counties and housing authorities to use the brownfield remediation tools previously granted to Redevelopment Agencies.

AB 564 (Mullin) This bill provides certainty to Successor Agencies when a finding of completion from the Department of Finance is issued.

AB 1080 (Alejo) First step to affording local governments with a return of a narrowed form of redevelopment authority.

SB 33 (Wolk) Provides major clarifications and improvements to infrastructure Financing District Law.

SB 64 (Corbett) Requires the California Energy Commission to develop and administer a program to provide financial assistance to school districts, cities and counties for energy efficiency and clean technology.

SB 391 (DeSaulnier) Generates \$500 million annually for affordable housing needs through a \$75 recordation fee on real estate transactions with the exception of home sales.

Negative Bills for Cities now in Second House

AB 325 (Alejo) Expands the statute of limitations to sue a city or county over a self-certified housing element, the implementation of the housing element, the adoption of a density bonus ordinance, and other local government decisions related to housing.

AB 562 (Williams) Imposes many costly and burdensome mandates on local governments to track and maintain comprehensive data on any expenditure or loss of revenue for economic development purposes valued more than \$100,000.

AB 667 (Hernandez) Requires an exhausted economic impact report to be prepared for a narrow set of projects "superstores" in "economic assistance areas".

SB 7 (Steinberg) Requires charter cities that received public funds to comply with prevailing wages requirements.

SB 311 (Padilla) Restricts a cities' ability to govern effectively and efficiently by restricting charter amendments and proposed charter to statewide general elections.

SB 731 (Steinberg) California Environmental Quality Act and sustainable communities strategy. The Leagues working group will meet on June 12, 2013 to make a recommendation for policy committees.

SB 56 Public Safety Realignment: Prisoner swap; Flash Incarceration; Front line Law Enforcement Grants \$27.5 million next year

AB 986 (Bradford) This bill would permit flash incarceration in a city jail pursuant to the existing provisions.

There are several bills trying to make changes to AB 109. League Policy Committees are meeting next week. The next Division meeting is July 8, 2013 at Morongo.

Mayor Youssef, asked if there are any bills competing with the Successor Agency bills.

Ms. Sasse, not at this time, however, there are efforts that will make it harder for cities. Efforts to eliminate or reform Enterprise Zones are being discussed. There are recommendations for Economic Development tools. Ms. Sasse recommended that City Council members encourage their community and residents to voice their opinion. There is not a strong desire to help cities, they will continue to take away as much as they can.

Council Member Milne, expressed concern with legislation allowing same sex bathrooms in public schools.

Ms. Sasse, is not familiar with any legislation to allow that but will look into it.

Mayor Youssef, thanked Ms. Sasse for the update.

3. Proposed Comprehensive Plan for the West Hemet MSHCP Criteria Cells - Deanna Elliano, Community Development Director

Scott Miller, Vice Chair of RCA, Hemet's western corridor is a complex region and the Regional Conservation Authority (RCA) is making it a priority. There are a number of issues with the region.

Deanna Elliano, gave the City Council a brief overview of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) proposed Comprehensive Plan for the West Hemet Vernal Pool Complex. The MSHCP was adopted by the County of Riverside and member cities in 2003. Western Riverside County is required to have 500,000 acres for open space preserve. 153,000 acres are to be acquired and conserved within "Criteria Cells" in exchange for streamlined environmental clearance for roads, infrastructure and development projects. Maps were displayed showing the following: MSHCP plan map of the Hemet Vernal Pool Area; Harvest Valley/Winchester area plan map of the Hemet Vernal Pool subarea 2; San Jacinto Valley area plan of the Hemet Vernal Pool subarea 4; and the Hemet Area MSHCP Cell Groups. Subarea 4 which is located in the City of Hemet includes 979.9 acres. Subarea 2 which is located in the unincorporated area includes 659.9 acres for a total of 1639.8 acres. Overall target amount is approximately 1,200 + acres. 400 acres are publically owned. Pictures were displayed of a Vernal Pool Habitat and a Fairy Shrimp. The current process and challenges are the difficulty in land acquisition/assembly due to the limited funding. The HANS Process has been a piecemeal approach, processing has been done by property owners with individual applications. Acquisition of non-developable properties has taken long periods of time. There are scattered vernal pool sites of uneven quality. The goal is to make larger areas instead of numerous small areas that must be maintained. The lack of certainty for property owners, they need to know what can be developed and if they will be compensated for the property that can't be. Previously, the proposed criteria refinement required replacement property to be like for like. This has been difficult due to drainage issues. The economic challenges have affected both the City and the private development. Previously there has been a lack of support from the Wildlife Agencies. The core habitat reserve must be linked to the drainage plan to ensure hydration of the pools. The comprehensive master-planned approach to identify the core reserve area and remaining development envelope. This approach is a collaborative effort between: City of Hemet; RCA; Wildlife agencies; property owners; developers and the County of Riverside. The "Master HANS" will only have one application for the entire area. This plan will include a master drainage plan. The plan will reconnect the drainage patterns and optimum flow rates to the pools. This plan will allow surrounding development to move forward. It will develop an equitable and more timely funding/acquisition program, including a Mitigation Bank for removal of off-site habitat. This approach will build upon the core of publically-owned land in the area and increase overall certainty and clarity of the process. A map showing the publically owned habitat was displayed. The proposed development needs direction on drainage issues and isolated habitat areas. The City is embarking on the Master Drainage Plan for West Hemet which will need to be addressed in the Draft EIR. The City's General Plan is complete and the underlying land uses have been identified. We have recently had positive meetings with RCA, U.S. Fish and

Wildlife and California Fish and Wildlife to find solutions. The recent release of SR 79 and Hemet Ryan Airport environmental data and willingness to use existing data is advantageous to the City of Hemet. These reports and data gathering will not have to be redone. There might be additional reports required. The next steps include: Phase I – Feasibility analysis and property owner outreach; Phase II – Prepare and Process Master HANS application through RCA’s Joint Project Review; and Phase III – Implementation. It is recommended that the City Council give staff direction to: Allocate significant staff time to explore & develop this concept; Authorize staff to prepare conceptual reserve/development areas with RCA staff; Conduct workshops/meetings with local property owners to get feedback and participation; Coordinate with Master Drainage Plan work effort; and Consider in budget process an allocation of \$20,000 for technical biological assistance and in developing a funding strategy.

Council Member Milne, asked if providing the Master Drainage Plan for property owners in the unincorporated areas is considered a gift of public funds. Council Member Milne asked if the County of Riverside will reimburse the City for work provided for them.

Ms. Elliano, confirmed that the services provided that will benefit the unincorporated area will be paid for by the County of Riverside.

Council Member Wright, questioned the amount necessary to provide biological and/or technical assistance.

Ms. Elliano, that is mostly to pay for City and RCA’s staff time. Once we know what technical assistance will be needed, staff will bring a structured request to the City Council if more funding is necessary. The ability to use existing data is a huge cost savings to this project.

Charles Landry, RCA, concurred that the Master HANS is RCA’s priority. The data previously collected will allow staff to begin to make determinations.

Council Member Krupa, appreciates that the agencies are including the property owners as partners in this process. The property owners will drive the economic development that the City needs.

Mayor Youssef, thanked staff for the presentation. Mayor Youssef asked about preliminary outreach to the property owners.

Ms. Elliano, the contact has been preliminary and conceptual. Staff wanted to get direction from the City Council. The property owners are discouraged and need to know that the City is serious this time. The phases are designed that if studies or outreach shows that there is no interest from the property owners or that the process is too time consuming or costly we can stop at any point.

Council Member Wright, there are technical assistance grants available for the studies and surveys.

Scott Miller, Chairman, congratulated the City and expressed encouragement that all the agencies are working together.

Ed Sauls, Laguna Beach, this project will be successful if we are all partners. Staff and the property owners need direction and leadership from the City Council. Mr. Sauls cautioned the City Council from placing the burden of the cost on the property owners stating that they will not develop their properties. Without the surveys and the help of RCA this will not happen. Mr. Sauls again encourage the City Council to include the property owners are partners in this process. Mr. Sauls recommended that the City Council appoint an Ad-Hoc Committee to work with the property owners and agencies through this process. Mr. Sauls offered his professional services.

Mayor Youssef, agrees that the property owners need to be part of the process and recommended that the City Council create an Ad-Hoc Committee.

The City Council gave direction to staff to allocate significant staff time to explore & develop this concept.

The City Council gave direction to staff to authorize the preparation of conceptual reserve/development areas with RCA staff.

The City Council gave direction to staff to conduct workshops/meetings with local property owners to get feedback and participation.

The City Council gave direction to staff to coordinate with master drainage plan work effort.

The City Council gave direction to consider during the budget process an allocation of \$20,000 for biological assistance and in developing a funding strategy.

The City Council appointed Council Members Krupa and Milne to an Ad-Hoc Committee.

Eric Vail, City Attorney, requested that the City Council consider the addition of an Urgency Item to Closed Session that arose subsequent to the preparation of the agenda and requires action prior to the June 25, 2013 City Council meeting.

The City Council unanimously approved the addition of item No. 4.A.

Closed Session

Notice of Opportunity for Public Comment

There were no public comments presented at this time.

The City Council recessed to Closed Sessions at 6:19 p.m.

4. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6

Agency designated representatives: *Interim City Manager Bradley*

Employee organization:

Service Employees International Union (SEIU) General Employees

Communications Workers of America (CWA) Non-Sworn Police Employees

Hemet Fire Fighters Association

Hemet Police Officers Association

Hemet Police Management Association

Hemet Mid-Managers Association

Administrative Personnel

At-Will Employees

4.A Conference with Real Property Negotiators

Pursuant to Government Code section 54956.8

Property: *Assessor's Parcel Nos. ("APN"): 443-140-001, 443-140-003, 443-140-024 and 443-140-015*

Agency negotiator: *Interim City Manager Bradley*

Negotiating parties: *State of California: Administrative Office of the Courts*

Under negotiation: *Disposition, Price and Terms*

REGULAR SESSION

7:00 p.m.
City of Hemet City Council Chambers
450 E. Latham Avenue

Call to Order

Mayor Youssef called the meeting to order at 7:15 p.m.

Roll Call

PRESENT: Council Members Krupa, Milne, Wright and Mayor Youssef

ABSENT: Mayor Pro Tem Smith

Council Member Krupa moved and Council Member Wright seconded a motion to excuse Mayor Pro Tem Smith. Motion carried 4-0.

OTHERS PRESENT: Interim City Manager Bradley, City Attorney Vail and City Clerk McComas

Invocation

Invocation was given by Mary Morse, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Wright

City Attorney Closed Session Report

5. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6

Agency designated representatives: *Interim City Manager Bradley*

Employee organization:

Service Employees International Union (SEIU) General Employees

Communications Workers of America (CWA) Non-Sworn Police Employees

Hemet Fire Fighters Association

Hemet Police Officers Association (HPOA)

Hemet Police Management Association

Hemet Mid-Managers Association

Administrative Personnel

At-Will Employees

The City Council met with the City's Lead Labor Negotiator and gave direction regarding SEIU and HPOA. There was no additional reportable action.

5.A Conference with Real Property Negotiators

Pursuant to Government Code section 54956.8

Property: *Assessor's Parcel Nos. ("APN"): 443-140-001, 443-140-003, 443-140-024 and 443-140-015*

Agency negotiator: *Interim City Manager Bradley*

Negotiating parties: *State of California: Administrative Office of the Courts*

Under negotiation: *Disposition, Price and Terms*

The City Council gave direction to staff regarding the sale of the properties. There was no additional reportable action.

Presentation

6. Recognition of Police Department Awards

Dave Brown, Chief of Police, presented the following Police Medal Awards:

Life Saving Medal:

Officer Dave Purcell
Sergeant Randy Young
Corporal Josiah Douglas
Officer Gonzalo Alvarez
Officer Pat Long
Officer Bryan Anderson
Officer Nelson Gould

Police Star of Merit:

Officer Danny Caballero
Officer Bryan Cunningham

Police Cross for Bravery and Heroism:

Officer Susanna Barron
Officer Tim McGinnis

The City Council recessed briefly at 7:37 p.m.

Reconvened at 7:48 p.m.

City Council Business Consent Calendar

7. **Approval of Minutes** – May 28, 2013
8. **Receive and File** – Investment Portfolio as of April 2013
9. **Receive and File** – Warrant Register
 - a. Warrant register dated May 30, 2013. Payroll for the period of April 29, 2013 to May 12, 2013 was \$567,982.93.
10. **Recommendation by Administrative Services** - Side Letter of Agreement with the Hemet Police Management Association
 - a. Approve a Side Letter of Agreement with the Hemet Police Management Association (HPMA) to facilitate implementation of the Crime & Safety Action Plan.

11. **Recommendation by Engineering** – Grading, Erosion and Sediment Control Standards
 - a. Adopt a resolution adopting the Engineering Department’s “Grading, Erosion and Sediment Control Standards”. **Resolution No. 4537**
12. **Recommendation by Engineering** – Consultant Agreement with RBF – Master Drainage Plan
 - a. Approve a consultant service agreement with RBF Consulting in the amount of, not to exceed, \$308,054 and establish budget in Fund 326-5592-2710; and
 - b. Authorize the City Manager to execute a consultant service agreement with RBF for the Development of the Master Drainage Plan for the West Side (MDP-West).
13. **Recommendation by Fire Department** – Service Partnership with Air Methods Transportation (Mercy Air)
 - a. Authorize the City Manager to sign the Second Amendment to Lease Agreement with Air Methods Transportation (Mercy Air) for the usage of a portion of the facilities and grounds at 1035 W. Cawston Avenue, Fire Station #4, for air medical transport services.
14. **Recommendation by Fire Department** – First Amendment to Lease Agreement of Fire Station No. 5 to American Medical Response
 - a. Authorize the City Manager to sign the First Amendment to Lease Agreement with American Medical Response (AMR) for the usage of Fire Station No. 5 located at 120 N. Hemet Street for Emergency Medical Response and Medical Transport Crew.
15. **Recommendation by Public Works** – Park Commission Recommendations
 - a. Tree Removal Request: 2751 Alne Drive – Camphor (1)
Recommendation to approve; property owner to plant replacement Camphor at another location
 - b. Tree Removal Request: 1291 Jasmine Way – Magnolia (1)
Recommendation to deny; schedule trim
 - c. Tree Removal Request: 835 Del Leon Court
Recommendation to approve; replace with Crape Myrtle in another location
16. **Recommendation by Police Department** - 2013 Federal Justice Assistance Grant (JAG) Information Access Project
 - a. Accept the 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Solicitation in the amount of \$28,014.

Item No. 12 was removed from the Consent Calendar. **Council Member Milne moved and Council Member Wright seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item 12

Jorge Biagioni, the map that was included in the agenda was the original map and revisions have been made. The correct map was distributed that includes changes to the north side. **Ron Bradley, Interim City Manager**, the map includes the County portion that will be

included in this joint effort. This is the first step working with RCA and the County of Riverside toward the Master HANS.

Mr. Biagioni, confirmed that the agreement includes the portion that will be paid for by the County of Riverside.

Mayor Youssef, this is a good first step for the west end and thanked the County of Riverside for their contribution.

Council Member Krupa moved and Council Member Milne seconded a motion to approve this item as corrected. Motion carried 4-0.

Public Hearing

17. **Appeal No. 13-001 (Conditional Use Permit No. 12-007) – Hemet Jewelry & Loan)** – Community Development Director Elliano
- a. Continued open public hearing from May14, 2013; and
 - b. Adopt a resolution affirming the denial of Conditional Use Permit No. 12-007 for the operation of a Collateral Loan Business (Pawnshop) located at 2355 E. Florida Avenue (APN: 445-290-022). **Resolution No. 4538**
- or**
- c. Overturn the Planning Commission’s denial of CUP 12-007, approve the application subject to the findings required to grant the Conditional Use Permit, and direct staff and the City Attorney to prepare a resolution for approval of CUP 12-007 for adoption by the City Council at a future meeting.

Deanna Elliano, Community Development Director, this was before the Planning Commission several times. On April 2, 2013 after hearing public testimony the Planning Commission recommended denial of the CUP. The City Council heard the applicants appeal on May 14, 2013 and continued the open Public Hearing requesting additional time and information. The Police Department’s report for calls is included with the staff report that outlines types and frequency of calls at the other pawn shops. The applicant did consider other locations mainly old banks with vaults. The applicant decided that this was the best location for their business. The City Council requested a breakdown of services provided, 90% of the business is collateral loans. It was originally reported that their retail sales would be approximately \$400,000 per year in which the City would receive 1% in sales tax. An additional letter was provided by the applicant increasing their estimated sales to \$1.2 million per year. The City Council can either affirm the Planning Commission denial or overturn their denial. If the City Council chooses to overturn the Planning Commission’s denial staff would prepare and bring back an alternative resolution with findings and conditions for consideration at a future meeting.

Debbie Green, Hemet, spoke in favor of the denial. The City of Hemet has a General Plan and hoping to attract successful businesses to Hemet. The City’s Planning Commission denied the CUP. How does the City Council expect a national anchor to open in Hemet if all we have is dollar stores and pawn shops. Ms. Green expressed concern with the need for 56 cameras.

Chuck Steadman, Hemet, spoke in favor of the denial. As a Sergeant with Hemet Police Department one of my jobs was to review pawn slips. This task was time consuming and took officers away from cases that needed their attention. Mr. Steadman asked about the public notice process since he operates a business near the location and did not receive one.

Ms. Elliano, notices were sent to property owners, not tenants. The public hearing was also published in the newspaper.

Howard Rosenthal, Hemet, spoke in favor of the denial. Mr. Rosenthal attended both

Planning Commission hearings and feels that the Planning Commission's recommendation is in the best interest of the City. We understand that times are tough for some residents, the community has a number of services to assist resident. Mr. Rosenthal cited a number of businesses in the area that are also in favor of the denial.

Joy Ward, Hemet, spoke in opposition to the denial. Ms. Ward was told by the police to look in pawn shops for her stolen jewelry. Ms. Ward asked the City Council why they were adverse to the pawn shop stating that they will not be making loans.

Mayor Youssef, confirmed that a major portion of their business is loans.

Natasha Revilla, Hemet, spoke in favor of the denial. Ms. Revilla moved to Hemet from Orange County 20 years ago and does not want to raise kids in a City with just pawn shops, dollar stores and smoke shops. Home prices are going up everywhere except in Hemet.

Christi Mayers, Hemet, spoke in opposition to the denial. Ms. Mayers is the owner of the property and the owner of Mayers Glass. The local businesses will benefit from the security cameras. Even the grocery stores have security.

Ken Steiner, San Jacinto, spoke in opposition of the denial. The City needs to allow business to re-use these empty buildings in town. The pawn shops work in coordination with the Police Department. The security cameras will be a deterrent for thieves.

Scott Campbell, Hemet, spoke in opposition to the denial. The proposed building has been vandalized a number of times. The security cameras will help the other businesses in the center. Mr. Mueller is willing to invest a lot of money in to the purchase of this building.

Marcia Scott, Hemet, spoke in opposition of the denial. Mr. Mueller is offering to bring a reputable business to the community. Ms. Scott noted that 56 cameras has been an issue, the City Council and residents would be surprised how many cameras are in other stores. Consider what Mr. Mueller is trying to do for Hemet. He is investing in a building and bringing in a high end business.

Donna Banks, Hemet, spoke in opposition of the denial. There are a number of empty buildings in Hemet. There are high end pawn shops even in Beverly Hills. Other businesses are not offering to come to Hemet. Sales tax revenue is not generated by empty buildings.

Bob Jungbluth, Hemet, spoke in opposition of the denial. This business will improve the area, habitat a vacant building and employ more people. A pawn shop is a legitimate business much like a bank. There are residents that need this service.

Robert Righetti, Hemet Taxpayers Association, spoke in opposition of the denial. If the City of Hemet is interested in being business and development friendly this isn't the way to do it. The City is spending money to help bring development and businesses to the west end but not helping existing centers. Mr. Righetti feels that this business meets the intent of the City's General Plan. The General Plan is to provide guidance. The Planning staff originally recommended approval until residents spoke in opposition. CEQA was not intended to be a tool to kill projects it is supposed to help mitigate the impact of development. Mr. Righetti disagrees with the findings. There are a number of businesses considering cameras, as many as it takes, due to the increase in crime. Mr. Righetti feels that the City should accept businesses that are willing to build in Hemet.

John Mueller, Moreno Valley, the total investment for the project is close to \$3 million including \$1 million in improvements of the facility. We run an upscale business. The Police Department and surrounding businesses will benefit from our security system. We work cooperatively with the law enforcement agencies to track stolen property. We anticipate sales to be 60% higher here than in Moreno Valley. We will provide 15 to 20 jobs immediately and eventually have as many as 25 employees. The Police Department has confirmed that there is

no additional crime related to the existing pawn shops in Hemet. We would be required to operate according to the CUP, if not the City can revoke our CUP.

Mayor Youssef declared the closed at 8:30 p.m.

Mayor Youssef, expressed concern with the high percentage of loans versus sales.

Council Member Wright, visited one of their stores and expressed concern with the solid metal doors, asking the applicant if they would be installed at this location.

Mr. Mueller, confirmed that the roll up doors will be installed.

Council Member Milne, there are a number of successful antique stores and second hand stores in Hemet. The City has letters from the other two Cities supporting their business. I would love to see new businesses come to town that might help raise the bar.

Council Member Krupa, Mr. Mueller might be a good business person, however, this is not the highest and best use for that property in that location. Council Member Krupa noted that the Police Officers have more to do than review more pawn slips.

Council Member Wright, as a Planning Commission liaison I attended the meetings and feel that the Planning Commission did their due diligence at fact finding. This business is not consistent with several sections of the City's General Plan. This type of business does not generate significant revenue for the City.

Mayor Youssef, does not feel that the Florida Avenue corridor is the best location for this business.

Mayor Youssef moved and Council Member Krupa seconded a motion to adopt Resolution 4538 upholding the Planning Commission's recommendation. Motion carried 3-1 Council Member Milne voted No.

The City Council recessed briefly at 8:44 p.m.

Reconvene at 8:55 p.m.

18. **Weed Abatement** – Fire Chief Morris

- a. Conduct a public hearing to hear protests and objections to the proposed removal of weeds, rubbish and refuse per Resolution 4536 adopted by City Council on May 28, 2013.

Joseph Morris, Fire Chief, fire season is upon us. The City has been conducting this program for 8 years. The City sent out 270 notices for lots that were non-compliant. This Public Hearing is to hear protest from affected property owners.

Mayor Youssef declared the Public Hearing opened at 8:57 p.m.

There were no public comments presented that this time.

Mayor Youssef declared the Public Hearing closed at 8:57 p.m.

Discussion/Action Item

19. **Grading, Sediment and Erosion Control**, Engineering Director/City Engineer Biagioni

- a. Introduce, read by title only and waive further reading of an ordinance adding Section 67 to the Hemet Municipal Code regarding the establishment of grading, sediment and erosion control regulations. **Ordinance Bill No. 13-014**

Jorge Biagioni, this ordinance proposes an addition to the Hemet Municipal Code regarding regulations to move dirt from one place to another. The City does not have any formal regulations. In the past the staff has used Appendix J of the California Building Code as basis

for grading operations. The purpose of the Ordinance is to provide more detailed regulations for grading, defines the projects that require a permit and establishes days and times of regular operations. The Ordinance requires posting of securities in case developers do not complete the grading, this will allow staff to do remedial work to complete it. The Ordinance defines the penalties and regulates the import and export of soils. This ordinance requires that staff prepare Grading Standards. Those Grading Standards were adopted by Resolution No. 4537.

Council Member Milne, asked if the hours can extended to 7:00 p.m. during the summer months.

Mr. Biagioni, the City Engineer can consider exceptions.

Council Member Krupa moved and Council Member Milne seconded a motion to introduce, read by title only and waive further reading of Ordinance Bill No. 13-014. Motion carried 4-0.

The Ordinance was read by title only.

20. **Animal Control Services Contract** – Interim Assistant City Manager Thornhill

- a. Authorize the City Manager to enter into a Professional Services Agreement with the Ramona Humane Society (RHS) to provide animal control services for the City of Hemet.

Gary Thornhill, Interim Assistant City Manager, the item before you is consideration of an award for Animal Control Services. The City Council is familiar with Ramona Humane Society (RHS), they have been providing this service for the last 3 years. The current term expires in June. The City has been satisfied with the service provided by RHS. The proposals were carefully reviewed by an internal group with costs and services considered. Staff is recommending that the City Council continue with RHS. The contract will be for a period of three years with the option to consider a couple of one year extensions. The agreement includes some additional requirements that RHS has agreed to.

Council Member Krupa, confirmed that if RHS does not perform the City can terminate the agreement.

Ron Bradley, Interim City Manager, the County of Riverside has a beautiful facility in San Jacinto that is not being used. It would be a benefit for the two Cities and the County to discuss options for future use of the facility.

Eric Vail, City Attorney, the City has the right to terminate the agreement with a 60 day notice without cause. If the contract is in default, the City can terminate the agreement within 10 days. The City Manager might need some latitude to make some changes to the agreement, such as adding performance standards.

Bob Jungbluth, Hemet, the residents of Hemet Del Sol recommend that the City continue with RHS. Mr. Jungbluth asked if the agreement provides for after hour services.

Jeff Shephard, Ramona Humane Society, explained the services that are offered after hours.

Mayor Youssef moved and Council Member Krupa seconded a motion to approve this item as presented and allow the City Manager some latitude to amend the agreement. Motion carried 4-0.

The City Council gave direction to staff to look into possible future uses for Riverside County's facility.

21. **Municipal Code Amendment 13-003 – Maintenance, Security and Rehabilitation of Abandoned or Vacant Properties** – Community Development Director Elliano
- a. Introduce, read by title only and waive further reading of an ordinance establishing Article XI of Chapter 14 of the Hemet Municipal Code regarding the Maintenance, Security and Rehabilitation of Abandoned or Vacant Properties; and
 - b. Direct staff to file a Notice of Exemption in compliance with the Californian Environmental Quality Act. **Ordinance Bill No. 13-011**

Deanna Elliano Community Development Director, this Ordinance is part of the Hemet ROCS Program. The proposed ordinance is an update to Chapter 14 of the Hemet Municipal Code to include a registration requirement and process for lenders with properties in the foreclosure process. This ordinance will allow the City to readily identify and monitor the properties before they deteriorate and become a nuisance to the community. There are approximately 100 cities in California that have passed similar ordinances.

Council Member Krupa, asked who the responsible party will be.

Ms. Elliano, the lender or the party that files the notice will be required to register the property.

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

The Ordinance was read by title only.

Communications from the Public

Bob Jungbluth, Hemet, requested assistance with a situation at Hemet Del Sol with a building that has been vacant for a lengthy period of time. Surrounding residents are having rodent problems due to the condition of the vacant home.

Deanna Elliano, Community Development Director, the Ordinance that the City Council just introduced will give staff the tools necessary to deal with this situation.

CW Cecchi, Hemet, announced that he will not be attending Council meetings until after the showing of Zorro.

Howard Tounget, Hemet, expressed continued concerns with campaign contributions. Mr. Tounget also expressed continued concern with the condition of John Petty's house on Carmalita as well as the Potato Shed. Mr. Tounget noted that Julie Biggs, former City Attorney, left Burke, Williams and Sorenson.

Howard Rosenthal, Hemet, expressed concern with the increase in crime. It is time to consider using \$3 million of the City's reserves to hire more police officers or consider raising taxes if that is what is necessary. There are too many good people leaving or threatening to leave the City because of the condition and the crime. The residents will support an increase in taxes if they see changes. Mr. Rosenthal is recommending that the City of Hemet declare an emergency and asked the County of Riverside and City of San Jacinto to do the same thing and spend the reserves on Police Officers.

Work Study

Discussion regarding this item, with possible direction to staff

22. **Fiscal Year 2013-14 Budget Review** – Interim City Manager Bradley
Ron Bradley, Interim City Manager, staff presented an overview to the City Council of the

Fiscal Year 2013-2014 Annual Budget on May 28, 2013. The Departments are prepared to go over their department budgets with the City Council and answer any questions you might have.

Mayor Youssef, asked Mr. Bradley if all Council Members have had the opportunity to meet with staff.

Council Member Wright, I will make an appointment to meet with Mr. Bradley and Ms. Conrad soon.

Mayor Youssef, asked if there have been any significant changes since the May 28, 2013 presentation.

Rita Conrad, Mr. Raver did bring to staffs attention that the 5% pay restoration for the Fire Union was not included in the budget that increased the Department's expenditures for the fiscal year by \$195,000.00. After the last meeting, the City was informed that the gas tax allocation will be cut by 20%, for a total reduction of \$426,000.00

The City Council and staff discussed in detail the funds and allowable uses for Gas Tax allocations.

Council Member Wright, asked for an explanation on specific development and building fees.

Mr. Bradley, explained that some processes require a series of inspections while others might only require one. The fees for these services are determined by the time necessary to complete the process and are set by law. The City can not charge more than what it costs to provide the service.

The City Council gave direction to staff to work with the City Council Members to schedule a Budget Work Study Session the week of June 17th.

City Council Reports

23. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Krupa

1. Traffic and Parking Commission
2. Riverside Conservation Authority (RCA)
3. Ramona Bowl Association
4. Indian Gaming Distribution Fund
5. Riverside Transit Agency (RTA)

Council Member Krupa, attended the Riverside County Economic Forum which was held in Temecula. There is a glimmer of hope and new projects coming forward.

Council Member Krupa, the Watermaster recently met and appointed Interim Legal Counsel and an Interim Director.

B. Council Member Milne

1. Library Board
2. League of California Cities
3. Riverside County Habitat Conservation Agency (RCHCA)
4. Riverside Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)

C. Council Member Wright

1. Park Commission
2. Planning Commission
3. Indian Gaming Distribution Fund
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Ramona Bowl Association

D. Mayor Pro Tem Smith

1. League of California Cities
2. Riverside County Transportation Commission (RCTC)
3. Western Riverside County of Governments (WRCOG)
4. Public Safety Update
5. National League of Cities

E. Mayor Youssef

1. Western Riverside County of Governments (WRCOG)

WRCOG's General Assembly will be June 13 in Morongo.

2. Riverside County Transportation Commission (RCTC)
3. Disaster Planning Commission

F. Ad-Hoc Committee Reports

1. Crime Stoppers Plus Ad-Hoc Committee
2. Hemet ROCS Citizens Advisory Committee (CAC)

The City Council formed the West End Advisory Ad-Hoc Committee and appointed Council Members Krupa and Milne.

G. Interim City Manager Bradley

1. Manager's Reports
 2. Schedule additional Budget Workshop
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Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 9:50 p.m. to Tuesday, June 25, 2013 at 7:00 p.m.