



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

August 13, 2013

5:30 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 5:32 p.m.

Roll Call

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

ABSENT: Council Member Milne

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

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 5:32 p.m.
Council Member Milne arrived at 5:40 p.m.

1. 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
Hemet Fire Fighters Association (HFFA)
Hemet Police Officers Association (HPOA)
Communications Workers of America (CWA) Non-Sworn Police Employees
2. Conference with Legal Counsel - Anticipated Litigation
1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)
3. Conference with Real Property Negotiators
Pursuant to Government Code section 54956.8
Property: APN: 456-050-013 and 022, Northwest corner of Sanderson and Stetson Avenues.
Agency negotiator: Interim City Manager Bradley

Negotiating parties: Stetson Crossing Partners, LLC
Under negotiation: Acquisition, 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 7:07 p.m.

Roll Call

PRESENT: Council Members Krupa, Milne and Wright, Mayor Pro Tem Smith and Mayor Youssef

ABSENT: None

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

Invocation

Invocation was given by Diane Nockey, Hemet-San Jacinto Interfaith Counsel

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Wright

City Attorney Closed Session Report

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

Hemet Fire Fighters Association (HFFA)

Hemet Police Officers Association (HPOA)

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

Eric Vail, City Attorney, the City Council and SEIU reached an agreement. The agreement was not placed on the agenda for consideration. Staff is requesting that the City Council add the agreement as Item No. 13.A to the Consent Calendar as an urgency item.

Council Member Krupa moved and Mayor Pro Tem Smith seconded a motion to add the Agreement as Item No. 13.A to the Consent Calendar. Motion carried 5-0.

There was no additional reportable action.

5. Conference with Legal Counsel - Anticipated Litigation

1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)

The City Attorney briefed the City Council on the matter agendized. There was no additional reportable action.

6. Conference with Real Property Negotiators
Pursuant to Government Code section 54956.8
Property: APN: 456-050-013 and 022, Northwest corner of Sanderson and Stetson Avenues.
Agency negotiator: Interim City Manager Bradley
Negotiating parties: Stetson Crossing Partners, LLC
Under negotiation: Acquisition, Price and Terms

This item was continued to the end of the Regular Session.

City Council Business Consent Calendar

7. **Approval of Minutes** - June 25, 2013
8. **Receive and file** – Warrant Register
 - a. Warrant register dated July 25, 2013. Payroll for the period of July 8, 2013 to July 21, 2013 was \$634,032.17.
9. **Recommendation by City Manager** – Advocacy Services in Sacramento and Washington D.C.
 - a. Continue the existing agreement with Joe A. Gonsalves and Sons at an annual cost of \$42,000 plus any travel costs outside of Sacramento, not to exceed \$3,000 and transfer this amount to account number 100-1200-2710 from the City’s General Fund Reserve Account; and
 - b. Enter into an agreement with David Turch and Associates to provide federal advocacy services for an annual cost of \$48,000 plus costs not to exceed \$1,800 and transfer this amount to account 100-1200-2710 from the City’s General Fund Reserve Account.
10. **Recommendation by Public Works** – Funding from the City-County Payment Program for Fiscal Year 2012/2013 through the State of California Department of Recycling Resources and Recovery – Supplemental Appropriation
 - a. Accept funding award in the amount of \$21,674 from the State of California, Department of Recycling Resources and Recovery, through the 2012/2013 City/County Payment Program; and
 - b. Authorize the Deputy City Manager/Administrative Services Director to record revenues to the Miscellaneous Recyclables (Account #553-0454) in the amount of \$21,674; and
 - c. Establish operating budget of \$21,674 in Integrated Waste Management Fund 553-4500-2801 for miscellaneous litter abatement, the purchase of park/playground equipment manufactured from recycled materials and recycling bins.

11. **Recommendation by Community Development** - Zoning Ordinance Amendment 13-001 – Zoning Code Revisions for Housing Element Compliance
 - a. Adopt an ordinance amending portions of Hemet Municipal Code Chapter 90 (Zoning) to designate zoning for Emergency Shelters and Farmworker Housing; establish supplemental development standards for Emergency Shelters; remove age restrictions in Small Lot Residential Zone and renaming and adding applicability guidelines to the Senior Housing Designation of the Code as recommended by Planning Commission Resolution No. 13-006
Ordinance No. 1867

12. **Recommendation by Community Development** - Zoning Ordinance Amendment 13-006 - Multiple Family Residential Zones
 - a. Adopt an ordinance amending Hemet Municipal Code 90 (Zoning Ordinance) to satisfy State housing element law and bring the zoning ordinances into compliance with the General Plan Housing Element Programs, as recommended by Planning Commission Resolution No. 13-008 **Ordinance No. 1868**

13. **Recommendation by Public Works** – Purchase Order to Ferguson Waterworks for the Purchase of Water Distribution System Parts and Materials
 - a. Authorize award of purchase order to Ferguson Waterworks of Lake Elsinore for annual water pipeline maintenance materials in an amount not to exceed \$185,000 for FY 13/14; and
 - b. Authorize the City Manager to sign the purchase order.

- 13.A **Recommendation by City Manager** – Memorandum of Understanding with Service Employees International Union Local 721
 - a. Approve a Memorandum of Understanding between the City of Hemet and the Non-safety Unit (General Employees) for the period of July 1, 2013 to June 30, 2014.

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

Item No. 9

Council Member Wright, expressed concern with the timing and that a RFQ was not done to accept additional proposal for comparison. Council Member Wright recommended that the City Council have a strategic planning session to determine priorities prior to hiring a legislative advocate. Council Member Wright recommended that this contract be considered after the hiring of a permanent City Manager.

Ron Bradley, Interim City Manager, Mr. Turch will conduct a workshop with the City Council to determine legislative priorities. Mr. Turch has had the opportunity to meet with some of the City Council Members and city staff. The timing is perfect, the City will be ready with Congress is back in session. Mr. Bradley’s experience with Mr. Turch’s firm is that the City will see a return on this investment. The City Council does need to conduct a goal setting session and prepare a visioning statement. I have included that in a list for the new City Manager.

Mayor Pro Tem Smith, very impressed with Mr. Turch after a couple of meetings. It is time to move forward. The City Council does expect Mr. Bradley to come back with a plan to pay back the reserves. Mayor Pro Tem Smith recommends approval it is important that we have assistance in finding money in both Sacramento and Washington DC.

Council Member Milne, recommend that the City Council receive reports to ensure accountability.

Council Member Krupa, for years the City of Hemet had lobbyist in Washington DC and Sacramento and the return on the investment was substantial. This firm comes highly recommended and has done an excellent job for RTA.

Council Member Wright, I do agree that the City needs lobbyist. However, I would like to request that we do an RFQ so that we have choices.

Mayor Youssef moved and Council Member Milne seconded a motion to approve this item as presented. Motion carried 4-1. Council Member Wright voted No.

Public Hearing

14. **Specific Plan Amendment 13-001 Hemet Auto Mall** – Community Development Director Elliano
 - a. Conduct a public hearing; and
 - b. Introduce, read by title only and waive further reading of an ordinance approving Specific Plan Amendment No. 13-01, amending the Hemet Auto Mall Specific Plan (SP 87-28) modifying three (3) sections of the Hemet Auto Mall Specific Plan that relate to service areas, signage and implement of the plan **Ordinance Bill No. 13-038**; and
 - c. Direct staff to file a Notice of Determination with the County Clerk in compliance with the California Environmental Quality Act.

Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation regarding an amendment to the Hemet Auto Mall Specific Plan. The Agent, Eric Gosch, submitted a request for an amendment the Hemet Auto Mall located at the southeast corner of Florida Avenue and Warren Road on July 3, 2013. The request was made to accommodate the following changes: potentially allow for east facing service bays and repair areas which are currently prohibited; revise the requirements for onsite signage; and modify the approval authority for new projects within the Hemet Auto Mall. An aerial view of the specific plan area was displayed as well as a project map of the proposed Inland Chevrolet facility. The proposed amendment for services areas is: Section IV.F.3. Future Service/Repair areas shall not face east property line unless the following can be met: a noise study demonstrates that sound levels are mitigated to levels acceptable to the surrounding land uses; a decorative soundwall or other sound mitigation is completed prior to construction of the primary building; lighting is directed downward and away from property line; service hours of operation are limited to 7:00 a.m. to 6:00 p.m.; and public address systems are ground-mounted, directed away from property line and meets General Plan level for surrounding uses. Proposed amendment for signage is: all new monument signs shall conform to the size and shape specified in the proposed amended text; sets special size criteria for corporate panels, and identifies the permitted contents of said panels; and specifies a ban on mobile billboards. Proposed amendment for implementation is: the Community Development Director review for all new accessory structures and expansions of any existing structure adding less than 10% of the original floor area; and Planning Commission review at a publically noticed hearing for all

new primary structures, or modifications adding more than 10% of original floor area to any existing structure. The proposed Specific Plan Amendment is consistent with the following General Plan Goals and Policies: LU-1.2 Land Use Mix; LU-1.9 Consistency with Land Use Districts; LU-6.3 Commercial Growth; and LU-13.6 Business Retention. The purpose of the Hemet Auto Mall Specific Plan is to provide appropriate areas for the development of future automobile dealership sites. The proposed Specific Plan Amendment will facilitate a future use that is permitted in the Hemet Auto Mall Specific Plan. The future use of the vacant easterly parcels will be in accordance with their intended purpose, yet will provide appropriate mitigation for adjacent residential uses. Property owners located within 1,000 feet of the Auto Mall were notified of the Planning Commission hearing. Representatives from the Hemet West MHP owners expressed concerns over potential impacts related to noise mitigation, light and glare, and drainage. Staff met with representatives of Hemet West, Gosch Auto Group, Inc. and the project engineer to discuss Hemet West's concerns with future dealership. Staff and the project engineer were able to respond positively to all of the concerns of Hemet West regarding the SPA and future development at the site. The Planning Commission recommends approval of SPA 13-001. If the City Council approves the SPA 13-001 a Site Development Review (SDR 13-005) for a new Inland Chevrolet Auto Dealership will be presented to the Planning Commission for review and approval on August 20, 2013. Effective date of the SDR to be consistent with effective date of the SPA Ordinance.

Mayor Youssef declared the Public Hearing opened at 7:34 p.m.

Mayor Pro Tem Smith, asked about the sound study.

Frank Gorman, GW engineering, the sound study recommended 8.5 foot soundwalls. The agent is recommending 11 foot to make the project more acceptable to the neighbors.

Mayor Pro Tem Smith, asked about the west facing bay.

Mr. Gorman, the flood and Edison easements make the configuration of all bays facing east impossible.

Council Member Milne, asked about lighting.

Mr. Gorman, representatives from Gosch Auto spoke with the neighbors regarding the lighting and have come to an agreement.

The City Council thanked Gosch Auto for being good neighbors.

Mayor Youssef declared the Public Hearing closed at 7:40 p.m.

Council Member Wright, thanked the stakeholders for getting together to solve the neighbor's concerns.

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

The Ordinance was read by title only.

15. **Municipal Code Amendment 13-006 establishing a Residential Rental Unit Registration and Crime-Free Housing Program** – Community Development Director Elliano

a. Conduct a public hearing; and

b. Introduce, read by title only and waive further reading of an ordinance adding Article XIV to Chapter 18 (Businesses) of the Hemet Municipal Code establishing a Residential Rental Registration and Crime-Free Rental Housing Program.

Ordinance Bill No. 13-040

Deanna Elliano, Community Development Director, the purpose of this ordinance is to

address sub-standard housing, maintenance and living conditions at rental properties that impact the general welfare of the residents and neighborhoods, and lower property values. This ordinance will hold absentee and poor landlords accountable for their properties and tenants. This is a multi-layered, collaborative program. This ordinance applies to non-owner occupied residential properties (rental units), both Multi-family & single family units. It is our goal to shift from re-active to pro-active enforcement. The following facilities are exempt from this ordinance: hospitals, nursing homes, stated licensed residential care facilities, educational or religious dormitories, state licensed mobile home parks (inspected under a separate process per Title 25), hotels, motels and similar commercial uses. The general components of the ordinance are: all rental units are required to register with the City unless exempt; annual inspection Program to identify sub-standard or unsafe housing conditions or lack of property maintenance; exterior inspections, unless interior is also warranted; interior inspection requires additional notification, unless tenant permits entry; written notice is provided to owner and tenant regarding any violations, the corrective action that is required, and the timeframe to complete; failure to comply can result in additional citations, criminal or civil actions, including liens, nuisance, abatement, reporting and collection through the State Franchise Tax Board, or receivership actions by the Superior Court; failure to register a rental property is also a violation; annual renewal of the rental registration is required unless property is in the "Good Landlord" program; and requires completion of Crime Free Housing Certification and inclusion of a Crime Free lease addendum. There will be a two phase registration approach: registration/renewal is required by Dec. 31st of each year for Multi-family units; and registration/renewal required by July 1st of each year for Single Family and duplex properties. Ms. Elliano explained "Good Landlord" Standing program. Any owner or property may apply to be a "Landlord in Good Standing" prior to or at the time of registration. If qualifying, the property will not be due any per unit inspection fees. The qualifying factors are: well maintained properties with no violations of Applicable Codes or Police Calls related to Chronic Nuisance, Drug or Gang activity; the owner/manager has completed a Crime Free Housing Seminar and has been certified; and if the property has two or more units, there is a responsible property management company or an on-site manager that oversees the condition of the property and appropriate tenant screening. Good Landlord Standing may remain in effect for a period of 3 years unless there are incidences of code violations or criminal activity. If violations, the GL Standing will be voided and the onsite inspections will occur. The owner may re-apply for this designation after 2 consecutive years of passing inspections. The ordinance grants the ability for owner to appeal any decision of the Director regarding the program enforcement. GL properties may self-certify after three years of no problems and would be exempt from annual renewal fees. A base level Rental Registration Fee would be due for all properties and are in addition to Business License Fees. Per-unit inspection fees would be charged to cover the initial inspection of the rental properties, except for those in the GL Standing. GL Application fee – one time at start of designation. Re-inspection fees if additional inspections are required for compliance. Typical Fees in other cities range from \$10/unit to \$185/unit. Average fee from cities surveyed: \$88.00/unit and include both registration and inspection. Fee amounts will be established by separate Resolution of the Council if the program moves forward. Hemet ROCS CAC Members discussed at their meetings of April 25, and May 23 and contributed several suggestions and modifications to the draft ordinance, and indicated support. Additional comments received on current draft from CAC and Tim Johnson of the California Apartment Association resulted in a revised draft ordinance. Anticipated start-up costs will include: computerized license program to track

properties, fees and inspections and provide database; volunteer to assist staff with data entry; part-time, contract Building and Code Inspectors for first year until revenue stream established to cover the costs of the program; and outreach efforts to property owners, property managers, real estate companies, HOA's, etc. Staff recommends that the City Council introduce the Ordinance, direct staff to return with a resolution proposing a fee structure and a report regarding start up requirements and costs for the program.

Mayor Youssef, asked if volunteers could be used in Code Enforcement for this program.

Ms. Elliano, volunteers will be used to enter the registration information freeing up Inspectors to work in the field. Ms. Elliano also explained that business license data on rental units and water utility bills will be used as a tracking mechanism. The Department already has a data base for multi-family homes.

The City Council and staff discussed the Good Landlord Standing Program.

The City Council and staff discussed the determination for interior inspections.

Ms. Elliano, if a rental looks well maintained and has not had any code or police concerns an exterior will be adequate. Otherwise an interior will be requested. If access is denied and staff deems necessary, a warrant will be obtained.

Council Member Milne, expressed concern that since landlords register when they obtain their business license they are being double charged to register their units.

Ms. Elliano, the owner will be required to give the City additional information and will be placed in a different database. Ms. Elliano explained the Crime Free Multi Housing program and an educational component for landlords. They will learn to screen tenant and how to deter crime and suspect criminal behavior on their property. Eviction tools for the landlords is a huge piece of this program.

Mayor Youssef declared the Public Hearing opened at 8:18 p.m.

Frank Gorman, Hemet, this is what Hemet ROCS was all about. Programs like this will bring back Hemet and give staff the enforcement tools they need.

Bobbie Christie, Hemet, recommended that the City work with the County of Riverside to lessen the concerns in the unincorporated areas also.

Mayor Youssef, every ordinance that we adopt for Hemet ROCS, the City of San Jacinto and the County of Riverside are encouraged to adopt also.

Lakshman Koka, Hemet, This is great. Mr. Koka recommended that the owner occupied houses should be held to a higher standard also. Mr. Koka expressed concern that the fee for a business license and the proposed rental registration fee might be a burden to some property owners.

Patty Woods, Hemet, recommended that the City of Hemet partnering with HUD. HUD has not inspected a rental in her neighborhood for over three years and the rental agency will not give Code Enforcement owner information.

Ms. Elliano, HUD sponsored homes are not exempt and will be required to register and be inspected.

Daniel Goodrich, Hemet, expressed concern that charging the property owner for a business license and now this rental registration fee is double dipping. Mr. Goodrich also expressed concern that the fee will be for an annual inspection that can never be completed every year. The City should only charge for the inspections completed. Mr. Goodrich requested language that excludes HOA's with Crime Free Multi-Housing language in their leases not be required to amend leases to include the City's recommended language. A letter was distributed to the City Council with Mr. Goodrich's concern.

Mayor Youssef, there are only a few property owners that have a business license for their rental property. That tax helps pay for Fire, Police and other Public services. The proposed fee will go right back into the enforcement program. Mayor Youssef agrees that the property owner should get a scheduled date for their inspection upon paying the fees.

Ms. Elliano, the first properties to be inspected will be the applicants for the Good Landlord Standing.

Tim Johnson, California Apartment Association, Hemet ROCS Program is amazing. I appreciated the opportunity to meet with City personnel, most of our concerns have been considered. Mr. Johnson recommended that the City Council continue this item and allow staff more time to work with the residents and our agency and thoroughly look at this ordinance. The goal is to not negatively impact the good landlords.

Mayor Youssef declared the Public Hearing closed at 8:39 p.m

Council Member Milne, agrees that the this item should be continued allowing staff more time to refine the ordinance. We don't want to punish the good landlords. Council Member Milne also recommended that the concerns of double dipping be researched.

Ms. Elliano, all landlords will pay to register their property and the initial inspection. The fee has not been determined but will be approximately \$80 to \$100 per unit. Afterwards, there will be no additional fees for Good Landlords. There will be additional annual fees for landlords that do not qualify.

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

The ordinance was read by title only.

16. **Zoning Change (ZC) 13-001: R-4 Multiple Family Zone** – Community Development Director Elliano
 - a. Conduct a public hearing; and
 - b. Introduce, read by title only and waive further reading on an ordinance approving Zone Change No. 13-001 amending the zoning to R-4 on eighteen individual parcels (APN's: 448-120-010, 442-060-046, 464-270-002, 464-270-005, 454-270-006, 446-280-005, 446-280-016, 446-280-017, 446-300-001 thru -003, 446-300-005, 446-300-007, 446-300-008, 446-300-011, 451-100-022, 451-100-026 and 451-100-036 **Ordinance Bill No 13-039**); and
 - c. Direct staff to file a Notice of Determination with the County Clerk in compliance with the California Environmental Quality Act.

Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation regarding the proposed Zone Change. This is a City-initiated Zone Change in compliance with the City's Housing Element and State law requirements. There are 6 sites comprised of 18 individual parcels. The properties are designated as Very High Density Residential (VHDR) in the General Plan (30-45 du/ac). It is recommended that they be changed from their existing zoning to the new R-4 Multiple Family Residential (maximum 45 du/ac) to be consistent with the GP. This completes the City's efforts to satisfy current housing element requirements (Cycle 4). No additional sites will need re-zoning for Cycle 5 Housing Element. Site 1: east side of Myers Street, north of Florida Avenue; 12.2 acres; GP designation – VHDR; existing Zone A-5; and proposed Zone R-4. Site 2: west side of Latham Avenue, east of Lyon Avenue; 3.3 acres; GP designation – VHDR; existing Zone R-3; and proposed Zone R-4. Site 3: south side of Stetson Avenue and bisected by Elk Street; 15.3

acres; GP designation - VHDR; existing Zone C-1/R-3; and proposed Zone R-4. Site 4: south side of Johnston Avenue, east of Gilbert Street; 11.4 acres; GP designation – VHDR; existing Zone R-3; and proposed Zone R-4. Site 5: northwest corner of Stetson Avenue and Buena Vista Street and the southeast corner of Johnston Avenue and State Street; 22.3 acres; GP designation – VHDR; existing Zone R-1/R-3; and proposed Zone R-4. Site 6: northeast corner of Chamber Street and State Street and the southeast corner of Thornton Avenue and State Street; 11.2 acres; GP designation – VHDR; existing Zone C-1/R-1; and proposed Zone R-4. A noticed Planning Commission work study was conducted on July 16, 2013. The Planning Commission conducted a Public Hearing on August 6, 2013. One comment letter was received on July 15, 2013 regarding Site 4 requesting to restrict the property to senior housing. Two comment letters were received regarding Site 6. The original letter was in opposition and the following letter expressed support for the zone change. One phone call was received on August 5, 2013 in opposition to the zone change. This recommendation brings the zoning for the subject properties into conformance with the adopted General Plan Land Use Designations. It implements the requirements under the City’s housing Element and State RHNA obligation for Cycle 4 planning period. This increases the potential for development opportunities and property values on infill sites. The sites are appropriately located next to arterial streets and commercial services. The majority of the sites are already zoned as R-3 (multi-family). This recommendation is supported by the property owners of the subject sites, and the proposal has had many opportunities for public review and comments. The Planning Commission voted unanimously to recommend approval of Zone Change No. 13-001.

The City Council and staff discussed the density designation.

Mayor Youssef declared the Public Hearing opened at 9:01 p.m.

Jeff Holbrook, Hemet, spoke in favor of the Zone Change for Site 1. Mr. Holbrook asked when the zone change will be complete on the remaining 10 acres.

Ms. Elliano, the property on Devonshire and Myers will be completed with the City-Wide Consistency Zoning. Mr. Holbrook can move forward on his project at any time.

Mayor Youssef declared the Public Hearing closed at 9:04 p.m.

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

The ordinance was read by title only.

Communications from the Public

Ray Hicks, Southern California Edison, gave the City Council a handout regarding SCE’s Communication Plan for Local Governments. A binder with the details of the program is with the City Clerk for review. The Plan supports AB 1650, California’s new public utility emergency and disaster preparedness bill. This presentation will share the highlights of SCE’s 2013 Corporate Emergency Response Plan (CERP), reflecting move to the Incident Command System (ICS). The presentation includes highlights of enhanced emergency communication capabilities for public officials and residential customers. The purpose of SCE’s Emergency Communication enhancements is to help keep local government contacts better informed about extended outages during emergencies. It will raise awareness about SCE emergency communication programs and tools. It will also enhance understanding about electric safety for first responders, local governments, and targeted community groups. The key plan elements are: Incident Command System (ICS); 800 # Flash Communications; SCE Mobile App; Web and Social Media; Restoration Priorities; Reverse 9-1-1 Communications; SCE-led CERT Education; and SCE Field Guide for Local Governments. Edison International and the

American Red Cross are partnering to help Southern California be prepared for the unexpected.

The City Council requested that staff schedule a Work Study at a future date.

Marsha Scott, Hemet, thanked Council Member Krupa and Code Enforcement for their assistance with a house that was selling appliances in the front yard. We need to take pride in our town instead of talking negatively.

Patty Woods, Hemet, thanked Code Enforcement for their assistance with the HUD homes in her neighborhood. Ms. Woods recommended the City work on getting the old WalMart site cleaned up. Ms. Woods invited the City Council to attend the Public Safety Coalition's "Grill and Chill" on August 24th.

City Council Reports

17. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Krupa

1. Traffic and Parking Commission
2. Riverside Conservation Authority (RCA)
3. Ramona Bowl Association

Council Member Krupa, acknowledge Chief Brown's performance as the Governor in Zorro and announced that Zorro will play on July 17 and July 24, 2013.

There will be a Chili Cook-Off and Wine Tasting event on September 7th with music by the The Brewer Boys and Austin Law Band.

"Broadway Nights at the Bowl", September 14 & 21, 2013

4. Indian Gaming Distribution Fund
5. Riverside Transit Agency (RTA)

Council Member Krupa, at the recent dedication of Hemet Valley Baptist Church's new worship center, Pastor Dale announced that he and his congregation are willing to step up and help along with a large amount of the faith based community. They acknowledge that we can't do it alone.

Shoshana Bean will perform at the Downtown Hemet Theater on August 23rd.

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

F. Ad-Hoc Committee Reports

1. Crime Stoppers Plus Ad-Hoc Committee
2. West Hemet MSHCP Ad-Hoc Committee

G. Interim City Manager Bradley

1. Manager's Reports
2. League of California Cities General Meeting

Ron Bradley, please let Kathleen Aguilar know if you will be attending the General Meeting.

3. City Manager Recruitment Update

Ron Bradley, gave an update on the City Manager recruitment. 79 applicants were received. Bob Murray is vetting the applications and will present the top candidates to the City Council with the hope that they will pick the top 5 to interview on September 7th.

4. Introduction of City Manager's Office Intern

Ron Bradley, announced that Eric McBride, son of former Council Member, Eric McBride is an intern in the City Manager's office.

Continued Closed Session

The City Council recessed to Closed Session at 9:42 p.m.

Mayor Youssef recused himself due to the close proximity to his residence and left at 9:42 p.m.

3. Conference with Real Property Negotiators

Pursuant to Government Code section 54956.8

Property: APN: 456-050-013 and 022, Northwest corner of Sanderson and Stetson Avenues.

Agency negotiator: Interim City Manager Bradley

Negotiating parties: Stetson Crossing Partners, LLC

Under negotiation: Acquisition, Price and Terms

Reconvened at 10:14 p.m.

City Attorney Continued Closed Session Report

6. Conference with Real Property Negotiators

Pursuant to Government Code section 54956.8

Property: APN: 456-050-013 and 022, Northwest corner of Sanderson and

Stetson Avenues.

Agency negotiator: Interim City Manager Bradley

Negotiating parties: Stetson Crossing Partners, LLC

Under negotiation: Acquisition, Price and Terms

The City Council completed the discussion. There was no reportable action.

Future Agenda Items

Super Commission versus current commission design

Banking RFP

Window Screens on Florida Avenue

Edison's Emergency Communication Plan for Local Governments

Update on Hemet ROCS Ordinances

Adjournment

Adjourned at 10:15 p.m. to Tuesday, August 27, 2013 at 7:00 p.m.