



# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

September 24, 2013

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6:30 p.m.

City of Hemet Council Chambers  
450 E. Latham Avenue

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

*Please silence all cell phones*

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### Call to Order

Mayor Pro Tem Smith called the meeting to order at 6:30 p.m.

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### Roll Call

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

ABSENT: Mayor Youssef

**Council Member Milne moved and Council Member Wright seconded a motion to excuse Mayor Youssef. Motion carried 4-0.**

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### Work Study

*Discussion regarding this item, with possible direction to staff*

1. Southern California Edison's Communication Plan for Local Governments – Ray Hicks  
**Ray Hicks**, introduced Francisco Martinez. In the event of the large county wide emergency, SCE will be at the County's Emergency Command Center.  
**Francisco Martinez**, the Communication Plan for Local Government came out after the 2011 hurricane winds which were close to a large scale natural disaster. The purpose of the Plan is to help keep local government contacts better informed about extended outages during emergencies. One part of the program is for first responders, police and fire. The other is with CERT and Community Response Teams. Mr. Martinez showed the City Council a portion of a video that has been prepared by SCE showing how to handle down wires, power outages and emergency situations involving electrical lines and poles.  
**Mayor Pro Tem Smith**, thanked SCE for the plan. We are by nature fearful of what we can't see. Mayor Pro Tem Smith recommended that the video and plan be made available to the public at some point.  
**Mr. Martinez**, offered to schedule a class with police and fire personnel.  
**The City Council recommended that the Police and Fire Chiefs be the point of contact for the City of Hemet.**
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### 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 6:41 p.m.

2. Public Employee Appointment  
Pursuant to Government Code section 54962  
*Title: City Manager*

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## **REGULAR SESSION**

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

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### **Call to Order**

Mayor Pro Tem Smith called the meeting to order at 7:03 p.m.

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### **Roll Call**

PRESENT: Council Members Krupa, Milne, Wright and Mayor Pro Tem Smith  
ABSENT: Mayor Youssef  
**Council Member Wright moved and Council Member Milne seconded a motion to excuse Mayor Youssef. Motion carried 4-0.**  
OTHERS PRESENT: Interim Assistant City Manager Thornhill, City Attorney Vail and City Clerk McComas

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### **Invocation**

Invocation was given by Marsha Walker, Hemet-San Jacinto Interfaith Council

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### **Pledge of Allegiance**

Pledge of Allegiance was led by Mayor Pro Tem Smith

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## **City Attorney Closed Session Report**

3. Public Employee Appointment  
Pursuant to Government Code section 54962  
*Title: City Manager*

**The City Council received a brief update from the City Attorney. The City Council reached terms with a City Manager candidate. The City Council will be asked to consider the contract with Agenda Item No. 16.**

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## **City Council Business Consent Calendar**

4. **Approval of Minutes** – September 7, 2013
5. **Receive and File** – Warrant Registers
  - a. Warrant registers dated September 4, 2013 and September 5, 2013. Payroll for the period of August 19, 2013 to September 1, 2013 was \$635,522.75.

6. **Recommendation by Fire** – Revised City of Hemet Emergency Operations Plan (EOP), January 2013
  - a. Adopt a resolution approving the revised (January 2013) City of Hemet Emergency Operations Plan (EOP), Emergency Action Plan (EAP)  
**Resolution No. 4552**
  
7. **Recommendation by Community Investment** – Amendment to Neighborhood Stabilization Program for Mobley Lane Revitalization
  - a. Adopt a resolution authorizing an Amendment to Neighborhood Stabilization Program Mobley Lane Revitalization. **Resolution No. 4553**
  
8. **Recommendation by Engineering** – Riverside County Flood Control and Water Conservation District’s Cooperative Agreement – San Jacinto MDP, Line C (Stage 2), Line C-4 (Stage 1), Line C-5 (Stage 1) & Line B (Stage 1)
  - a. Accept the Cooperative Agreement with Riverside County Flood Control and Water Conservation District (RCFC&WCD); and
  - b. Authorize the Mayor, Interim City Manager, and City Attorney to execute the Cooperative Agreement.
  
9. **Recommendation by Public Works** – Second Amendment to Four-Agency Agreement regarding In-Lieu Project
  - a. Approve the Second Amendment of the Four-Agency Agreement regarding In-Lieu Project between Eastern Municipal Water District, the Lake Hemet Municipal Water District, the City of Hemet and the City of San Jacinto collectively the Hemet-San Jacinto Watermaster.
  
10. **Recommendation by Public Works** – First Amendment to Agreement for Consultant Services with CarteGraph Systems, Inc. for Software Upgrades and Training Services
  - a. Approve the First Amendment to Agreement for Consultant Services with CarteGraph Systems, Inc. to provide a second phase of customization of WORKdirector modules and integration of the Fuel Master Fuel Management System with Fleet for WORKdirector in the Public Works Department; and
  - b. Authorize the Interim City Manager to execute the First Amendment in a total amount not to exceed \$76,840.00 for FY 13/14.
  
11. **Recommendation by Public Works** – First Amendment to Implementation Agreement for NPDES Municipal Storm Water Discharge Permit for Santa Ana Region
  - a. Approve the first amendment to the National Pollutant Discharge Elimination System (NPDES) Urban Runoff Discharge Permit Implementation Agreement with the Riverside County Flood Control and Water Conservation District.
  
12. **Recommendation by Administrative Services** – Professional Services Agreement with HdL Coren & Cone for Property Tax Audit and Administration Services.
  - a. Approve a Professional Services Agreement with HdL Coren & Cone for property tax audit and administration services; and
  - b. Authorize the Interim City Manager to execute a Professional Service Agreement with HdL Coren & Cone for property tax audit and administration services.

**Council Member Krupa moved and Council Member Wright seconded a motion to approve the Consent Calendar as presented. Motion carried 4-0.**

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## **Public Hearing**

13. **Development Agreement Amendment 11-001 – First Amendment to Development Agreement No. 04-002** – Community Development Director Elliano
- a. Introduce, read by title only and waive further reading of an ordinance approving DAA 11-001, the First Amendment to Development Agreement 04-002 for the Tres Cerritos West development; and
  - b. Direct staff to file a Notice of Determination with the County Clerk in compliance with the California Environmental Quality Act. **Ordinance Bill No. 13-037**

**Deanna Elliano, Community Development Director**, gave the City Council a powerpoint presentation regarding Development Agreement Amendment (DAA) 11-001. Tres Cerritos West is a 121 acre western portion of the Tres Cerritos Specific Plan adopted in 1990. The Subdivision was approved for 177 single-family, hillside lots & 60 acres of open space in 2004. Development Agreement No. 04-002 was adopted in 2005 and expires in February 2015. The project was started, lots were graded then the developer lost the property. The map was never finalized. The property is currently owned by United Security Bank. A map showing the property location displayed. DA No. 04-02 was between the City of Hemet and Corman Brooke, LLC. The ten year term expires on February 11, 2015. The DA fee was \$2997 per unit for a total project amount \$530,469.00, with 50% due at 1<sup>st</sup> building permit and the remainder due at 80% completion. The Developer was required to provide a feasibility study for and participation in the regional drainage & SPA for Tres Cerritos East. The Developer agreed to form a CFD to pay for regional drainage improvements. The new owners are seeking greater clarity and certainty in the agreement for future buyer/builder. The amendment will extend the life of the DA five additional years to 2020 to allow for build-out. The amended agreement acknowledges obligations in the agreement that have already been satisfied. The amended agreement caps the financial contribution towards the regional drainage improvements at 40% per the feasibility study. The owner agrees to annex property into the City's Public Safety CFD. All other provisions of the original DA still apply. A public hearing was held on August 20, 2013. The Planning Commission adopted Resolution No. 13-014 finding the Amendment consistent with the General Plan and Tres Cerritos SP recommending approval to the City Council. There were no comments received from the public at the hearing or in response to the public notice. The Amended DA will provide greater certainty to the project for a future developer and facilitate the completion of the Tres Cerritos East development. The Development will participate in the regional drainage solutions and infrastructure costs. The Development will participate in the Public Safety CFD to help fund police and fire services to serve the project. Staff recommends approval.

**Council Member Krupa**, asked how this agreement and drainage improvements will impact the master storm drain project.

**Ms. Elliano**, their improvements will greatly help facilitate the master storm drain project. This project is upstream and will also help the Ramona Creek project. The intended flow is further southwest. This will hopefully help implement that drainage plan sooner. There are different drainage systems for Tres Cerritos East and Tres Cerritos West. Both projects will solve their own drainage issues and will participate in the ultimate solution.

**Mayor Pro Tem Smith declared the Public Hearing opened at 7:17 p.m.**

There were no comments presented at this time.

**PH closed at 7:18 p.m.**

**Council Member Wright moved and Council Member Milne seconded a motion to approve this item as presented. Motion carried 4-0.**

The ordinance was read by title only.

14. **Municipal Code Amendment No. 13-007 – Amending Article XIV of Chapter 18 regarding Residential Rental Unit Registration and Crime Free Housing Program, and adoption of the associated Fee Schedule** – Community Development Director Elliano

- a. Introduce, read by title only and waive further reading of an ordinance mending Article XIV of Chapter 18 of the Hemet Municipal Code regarding provisions of the Residential Rental Unit Registration and Crime-Free Multi Housing Program **Ordinance Bill No. 13-045**; and
- b. Adopt a resolution establishing a fee schedule for the registration and inspection of residential rental units in accordance with the provisions of City Council adopted Ordinance No. 1870 and Ordinance Bill No. 13-045.

**Resolution No. 4554**

**Deanna Elliano, Community Development Director**, the resolution and ordinance were amended to eliminate the renewal requirement for Landlords in Good Standing. As long as the landlord maintains the designation and the property does not change ownership there will be no renewal requirements. The ordinance was amended to change the commencing dates. Multi-family will begin March 31, 2014 and Single family will begin September 30, 2014. Staff is recommending approval.

**Mayor Pro Tem Smith declared the Public Hearing opened at 7:22 p.m.**

**Bob Taylor, Hemet**, I have been a Hemet residents since the 40's. I am a great landlord with great tenants. Mr. Taylor expressed concern that the good landlords expected to pay as a source of revenue for the City. I am 100% behind the City going after the slumlords. We follow all Section 8 laws, but do not want to be told when to repaint. Mr. Taylor agrees that the neighborhoods do need to be cleaned up. Don't punish the landlords that take care of their properties.

**Francis Parks, Hemet**, owns a 4-plex in Hemet and maintains her property. Ms. Parks has to hire out the work and that gets expensive. It is not easy to get good renters. The expenses add up and we already pay for a City Business License. Ms. Parks recently had to pay for fence around her property because of the neighborhood children, as well as security doors on her properties that have alley's off the back.

**Mayor Pro Tem Smith declared the Public Hearing closed at 7:28 p.m.**

**Mayor Pro Tem Smith**, the intention is to give staff the tools to go after the bad landlords and hopefully this will increase property values for the good landlords. The City Council had a lengthy deliberation last meeting about the same concerns. The program might not be perfect, but necessary. Mayor Pro Tem Smith thanked staff for the extra effort.

**Council Member Krupa**, thanked staff for all of the work that was put into this. We want to reward and encourage "Landlords in Good Standing".

**Council Member Wright**, concurred with Council Member Krupa. The City appreciates and wants to thank good landlords.

**Council Member Milne**, I still have heartburn, my intent was to not have this ordinance effect good landlords at all. I hope that staff will be sensitive to the landlords that are working with the City.

**Council Member Milne moved and Council Member Wright seconded a motion to introduce, read by title only and waive further reading of Ordinance Bill No. 13-045. Motion carried 4-0.**

**Council Member Wright moved and Council Member Milne seconded a motion to adopt Resolution No. 4554. Motion carried 4-0.**

The ordinance was read by title only.

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## Discussion/Action Item

15. **Support for Healthy Active Living and Sustainable Communities** – Interim Asst. City Manager Thornhill

- a. Adopt a resolution supporting Healthy Active Living and Sustainable Communities. **Resolution Bill No. 13-044**

**Gary Thornhill, Interim Assistant City Manager**, this great program is about promoting healthy communities by encouraging healthy lifestyles and healthy living.

**Dr. Kaiser, Public Health Officer for Riverside County**, we commend the City of Hemet for placing health in the forefront. This resolution reinforces that commitment. Individual choice is important our goal is to encourage people to make a healthy choices most of the time. This resolution is a vital partnership between the City of Hemet and the County of Riverside. Dr. Kaiser invited the City Council to choose a representative to serve the City of Hemet on the Coalition. Dr. Kaiser recommended that the City Council adopt the resolution.

**Robert Righetti, Hemet**, spoke in opposition to the resolution and encouraged the City Council to not be fooled by the simple presentation. This resolution plants the seeds. This is only the beginning of infringing on residents lifestyle. The resolution does say that it is to encourage a healthy lifestyle, it also effects land use changes. The resolution references both AB 32 and SB 375. This is about controlling people and controlling how we lived by regulating lifestyles of the people. This will become part of the City's General Plan. By implementing land use and employee policies the City Council would have to tell City employees how to live.

**Joy Ward, Hemet**, spoke in opposition to the resolution.

**Diane, Hemet**, spoke in opposition to the resolution.

**Mayor Pro Tem Smith**, agrees that health is an important issue. However, I want the freedom to eat whatever I want. Mayor Pro Tem Smith expressed concern with AB 32 and SB 372, unfortunately we haven't seen all of the impacts of these legislations. Mayor Pro Tem Smith expressed opposition to the resolution.

**Council Member Milne**, the City Council is not here to pick the winners and the losers of the free market. I personally have learned to grow food in my front yard because it is cheaper. The City Council encourages the City employees and residents to use non-motorized transportation.

**Council Member Krupa**, eating healthy is my personal choice and I do. Legislators assume that moral behavior and common sense can be legislated and it can't. We need to tell the Government to get out of our lives. I agree with some aspects of the resolution. I agree that we should promote a healthy lifestyle, but I do not agree that the City, County or State should legislate these types of things.

**Council Member Wright**, we don't need a resolution to promote an active lifestyle, we need to provide bike trails, walking trails and other things that would be a part encourage healthy living. This is some good information in this resolution and the City Council should applaud those that choose a healthy lifestyle.

**Council Member Krupa moved and Council Member Milne seconded a motion to deny this item as presented. Motion carried 4-0.**

16. **Appointment of City Manager** - City Attorney Vail

- a. Approve the appointment of Mr. Wally Hill as the City Manager of Hemet, California effective November 18, 2013, subject to completion of contract negotiations with Mr. Hill and approval of the employment agreement by City Council.

**Eric Vail City Attorney**, in the past 7 years the City of Hemet has had 7 City Manager's. WE are hoping to welcome Mr. Hill for a longer period of employment. Bob Murray and Associates did a comprehensive recruitment. 78 applications were received and narrowed down to 6 very qualified candidates. Mr. Hill was the stand out candidate. The City Council and Mr. Hill agreed on terms. Staff is recommending that the City Council appointment Mr. Hill with a start date of November 18, 2013 and authorize Mayor Pro Tem Smith to sign his agreement.

**Mayor Pro Tem Smith**, asked Mr. Vail to explain the intent with regards to longevity in Section 1.2 of the agreement.

**Mr. Vail**, both parties do recognize that Hemet needs a long-term commitment. The term of the agreement is 5-years however that can be terminated by both parties.

**Council Member Milne**, thanked Mr. Hill for applying. Very nerve racking process and a decision that will have a lasting effect on the City. I had no qualms after meeting Mr. Hill. I hope the rest of the City agrees. Mr. Hill you are highly regarded amongst your peers. Welcome to the City of Hemet.

**Council Member Krupa**, I was impressed by Mr. Hill's experience. This was the first time I have had to hire a City Manager. The City Council was looking for a long-term employee.

**Council Member Wright**, this was a very daunting task. We interview 6 very qualified candidates and Mr. Hill stood out. The City is looking for at least a 5-year commitment. The City has an incredible staff for you to work with Mr. Hill.

**Mayor Pro Tem Smith**, the two most important decisions the City Council has to make is to hire the City Manager and the City Attorney. During the interview Mr. Hill referred to the citizens of Hemet as his customers. We are looking forward to City Hall becoming a customer friendly organization. Mr. Hill also has offered to move from San Diego to the community because he thinks that it is important.

**Council Member Krupa moved and Mayor Pro Tem Smith seconded a motion to appoint Mr. Hill as the City Manager effective November 18, 2013, approve his Employment Agreement and authorize Mayor Pro Tem Smith to sign the agreement. Motion carried 4-0.**

**Wally Hill**, thanked the City Council. Mr. Hill looks forward to working as Hemet's City Manager and will support the City Council by working with City staff, contractors and the stake holders. Mr. Hill is hoping to make the transition seamless and transparent.

## Communications from the Public

**Bob Righetti, Valley View Foundation**, thanked the City for painting the side of the Hemet Theater. Casey Abrams is coming back on November 16th. Lee Rocker and the Stray Cats on December 7th. Mr. Righetti is looking forward to working with Mr. Hill and picking his brain on economic development that has happened in San Diego.

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### 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

The Ramona Bowl had two successful weekends of "Broadway Nights at the Bowl".

The Bowl will be hosting Upcoming Poker Ride on November 9, 2013.

The Masters in Harmony will be on December 14, 2013.

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

**Council Member Krupa**, recommended that staff look at the mural at Miller & Son's Carpet and consider more murals in Hemet.

**Council Member Krupa**, requested that "Watermaster Board" be added to her reports. The Board has appointed Behrooz Mortazavi as the Advisor to the Board. Interviews with legal firms have begun.

**Council Member Krupa**, reported on the League of California Cities General Conference. The League passed both recommended Resolutions. The resolutions request that the Governor and the Legislature work with the local governments. Council Member Krupa gave a synopsis of the sessions that were offered at the Conference. Overall the conference was very informative and educational.

##### B. Council Member Milne

1. Library Board
2. League of California Cities

**Council Member Milne**, attended the Conference and had an opportunity to share and commiserate with colleagues from other cities.

3. Riverside County Habitat Conservation Agency (RCHCA)
4. Riverside Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)

**Council Member Milne**, attended the opening of the Volunteer Office at the Hemet Valley Mall.

##### 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  
"Broadway Nights at the Bowl" was amazing.

**Council Member Wright**, the Key Note Speakers at the League Conference were wonderful. One was "Thinking outside of the Box", the other was an economist with common sense.

D. Mayor Pro Tem Smith

1. League of California Cities
2. Riverside County Transportation Commission (RCTC)

**Mayor Pro Tem Smith**, announced the Highway 79 is now RCTC's No 2 Project.

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 Asst. City Manager Thornhill

1. Manager's Reports
2. 412 Church Downtown Beautification Project "Clean & Green 2013"

**Gary Thornhill, Interim Assistant City Manager**, the City has received donations from Supervisor Stone, CR&R, Cagliero Nursery and the Chamber of Commerce for the clean-up event.

3. ICSC Western Division

**Gary Thornhill, Interim Assistant City Manager**, good job to John Jansons and the City staff that manned the City's booth at the ICSC Conference in San Diego. They received over 100 visits with a more interest than previous years.

**Gary Thornhill, Interim Assistant City Manager**, a special thanks for Matt Devore, Jeff Thomas, Joel Dyer and Steve Wolny for their time and effort in painting the Theater wall. It took over 40 gallons of paint to complete the job.

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## **Future Agenda Items**

Consider following suit with Riverside County's allowing the movie industry to film in Hemet with reduced or waived fees.

Resolution requesting that CalTrans do a speed study on the Lamb's Canyon portion of Highway 79.

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## **Adjournment**

Adjourned at 8:37 p.m. to Tuesday, October 8, 2013 at 7:00 p.m.