



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

January 28, 2014

6:00 p.m.

City of Hemet Council Chambers
450 E. Latham Avenue

www.cityofhemet.org
Please silence all cell phones

Call to Order

Mayor Smith called the meeting to order at 6:00 p.m.

Roll Call

PRESENT: Council Members Krupa, Wright and Mayor Smith

ABSENT: Council Member Youssef and Mayor Pro Tem Milne

Council Member Krupa moved and Council Member Wright seconded a motion to excuse Council Member Youssef and Mayor Pro Tem Milne. Motion carried 3-0.

Work Study

1. Update on Hemet ROCS Program – Community Development Director Elliano & Chief Brown

Deanna Elliano, Community Development Director, gave the City Council an update on Hemet ROCS "Restoring Our Community Strategy". The goals of ROCS are: enhance the safety and attractiveness of our community and improve the overall quality of life in the City; clean up neighborhoods and community blight; correct sub-standard housing conditions; reduce crime and the opportunity for crime; hold landlords accountable for their properties; foster community pride and cooperation; encourage re-investment in private properties within the city; and encourage new economic development & investment. Phase 1 has been completed with the adoption of 17 ordinances and programs to give staff the authority needed. 7 ordinances are related to crime prevention or criminal behavior. 6 ordinances are related to the prevention of community blight and sub-standard housing. 4 ordinances are related to appropriately zoning and regulating potentially objectionable land uses or operations. Phase 2 is the implementation efforts. The following programs have been initiated and implemented to date: Florida First – PD; prohibition of marijuana dispensaries; zoning standards for smoke shops, prohibition of hookah lounges; Shopping Cart Containment/Collection Program; ROCS right-of-way crew; increased graffiti abatement; alcoholic beverage sales regulation & enforcement; sex offender residency and location restrictions; parolee/probationer housing restrictions; group home standards and regulations and Mobile Home Park Inspection Program. Hemet ROCS partners are: Hemet Community Action Network; Hemet-San Jacinto Chamber of Commerce; Riverside County Fair Housing Council; Gang Task Force; County of Riverside; GSMOL; 4:12 Church and the California Apartment Association.

Council Member Youssef arrived at 6:08 p.m.

Ms. Elliano, the Hemet ROCS Code Compliance Volunteer Program was recently initiated. The following programs will begin this year: foreclosed property registration & inspection/enforcement; long-term board-up and unfinished construction pro-active enforcement; Rental Registration Program; re-activation of Crime Free Housing Program; chronic nuisance database system – PD; neighborhood outreach efforts & clean-ups and improvements to website & handouts. Chief Brown has submitted Hemet ROCS as a session topic for the upcoming League of Cities General Conference. The Hemet ROC’s Task Force has inspected 1,148 residential units (apartments, mobile home parks and motels). Over 4,000 code violations were discovered. As of today, approximately 80% of the violations have been corrected. Including upgrades to properties, permits pulled for new facilities and construction, changes in ownership and management. The result of our efforts is a 44% reduction in calls for service at one targeted location on Yale Street.

Council Member Youssef, asked if the City has any leverage against Fanny Mae or Freddie Mac to maintain their homes.

Ms. Elliano, both Fannie Mae and Freddie Mac programs are exempt from the City’s requirements.

Council Member Krupa, expressed concern with graffiti being covered with paint that doesn’t match. Currently there is some located on Cornell and Florida.

The graffiti on public property is handled by City crews. Graffiti on private property is removed or covered by the property owners. Staff will contact the property owner.

Council Member Wright, confirmed that liens can be placed on bank owned property.

Ms. Elliano, fines can be issued, that become punitive. If the City has to clean up weeds or repair broken windows, liens are placed against the property to recover the costs.

Mayor Smith, complimented the non-visible screening on unfinished construction.

Ms. Elliano, noted that the non-visible screening is used mainly for dust control, it is required in the downtown area.

Dave Brown, Police Chief, the Department’s goal continues to be the staffing. Randy Young has been assigned to the Hemet ROCS Task Force and the Quality of Life divisions. The biggest impact that we have seen has been on prostitution and human trafficking. We have had 30 arrests for prostitution and continue to put pressure on the two motels that continue to allow it. The department has seen a 44% reduction in calls for service at the Yale Street Apartments, this is huge for our police force. The Task Force efforts at the Crestwood Apartments resulted in numerous arrests. As a result, a group of the property owners are forming a Home Owners Association and getting on our team. I was inspired by staff to submit the Hemet ROCS Program as a possible session at the League’s general meeting in September.

Mayor Smith, it is obvious that the program is working. The City Council knew it would take time to see improvement however I am pleased with the outcome thus far.

2. Update on “Project Hope” – Chief Brown

Chief Brown, this is the 2nd quarterly update, Project Hope has been in effect for 6 months. Project Hope includes a 5 point action plan: 1) enhance recruitment and retention of Police Officers and staffing goal; 2) partner with CHP to improve Florida Avenue and increase HPD productivity; 3) hire experienced temporary Investigators to fill the gap; 4) increase law enforcement and accountability through Task Force Operations; and 5) Quality of Life Survey and Strategic Plan. Chief Brown discussed each point in detail. The recent actions by the City

Council significantly improved the departments recruiting environment. The Department recently hired 2 lateral officers and have 12 experienced laterals in the process. Existing employees are retiring for the right reasons and when employees leave it creates an opportunity for advancements. Upcoming promotions: Lt. Eddie Pust, Sgt. Mike Mouat & Cpl. Mike Hall. The CHP Cooperative Agreement was very successful with 2,840 public contacts. That is 284,000 people talking about enforcement on Florida Avenue. This has been an excellent partnership. I would strongly recommend that the City Council consider another 6 month agreement with the CHP. Chief Brown gave the City Council an update on the Task Force Operations including: Hemet ROCS Task Force; relocation of Central P.A.C.T. to Hemet; Hemet San Jacinto Valley GTF; and potential partnership and membership in the Riverside County Anti-Human Trafficking. In July to December of 2013, the first six month of Project Hope, the departments enforcement activity increased by 3.1%. In that same period the department arrest activity increased by 14.4%. During that period property crime remained the same and the part 1 crimes were down 6.1%. This does not mean that we have won the war or the battle. Crime analysis will be out in October for 2013 and will show small one digit increase from 2012. However, we feel that we are headed in the right direction. Almost 3,000 customers completed the Quality of Life Survey either by phone or online. The final report will be completed in mid-February. The customer's surveyed are concerned about a wide variety of issues. The only thing that jumped out is the issue of panhandling, vagrancy, trespassing and loitering. The financial meltdown and great recession hit our community hard. While it is not OK to ignore the needs of the residents for public safety, it is not ok for our community to ignore the needs of the truly needy. It is not ok for us to allow our city parks and business district to be overrun by those who choose to blatantly ignore City and State laws and by those who choose to trespass, litter on and deface public and private property. This Council has heard from a number of residents or business owners near Weston Park on this issue. The Hemet Lawn Bowling Association has informed us that the club members are too afraid to use their facility in Weston Park and the Sun City Chapter quit attending. Starbucks at Palm & Florida has removed the chairs from their outside eating area because of the disrespect by non-customers. The Quality of Life survey that I will report on next month clearly indicates that people in our community are concerned, afraid and fed-up with aggressive panhandling and disregard for common courtesy. We need to help get the truly needy connected with the services that are available. I have decided to assign the part time experienced team of retirees to work with the city team and the stakeholders in the faith, business and non-profit communities to develop a long-term, sustainable strategy that will restore our community parks to the full use of all of our residents. Mark Richards a former Lt. with Hemet Police Department will be the Retiree Sgt. assigned to this team. It is imperative that we not approach this as a program designed to push needy people out of the parks, but that we work with our partners in non-profit, charitable, faith-based and government organizations to get people connected with the resources they need. We want to ensure that everyone who enjoys city parks abides by the same set of standards established under the law. Staff is recommending that the City Council authorize staff to negotiate a 6-month service agreement with the CHP and support the Department's strategic planning process.

Council Member Youssef, asked Chief Brown what is encouraging the lateral and entry level interest in Hemet PD.

Chief Brown, it appears to be the stability created by the City Council. The word is getting out that Hemet is a great place to live, work and raise a family. The department received a large number of entry level applications in the past week. It is imperative that we have a balance between entry level and lateral employees.

Council Member Krupa, pleased that you are going to look into our homeless. The City of Antioch has reported that their homeless population has increased from 200 to over 500. Other cities are struggling with the same issues. Council Member Krupa hosted a neighborhood BBQ on Sunday, the neighbors appreciated meeting the police officers and suggested that we do one every month.

Council Member Wright, encouraged by what we have seen so far. We didn't expect the concerns to be solved overnight, but am pleased with the great efforts.

Mayor Smith, you presented creative programs, that have turned out to be effective programs with great results. These programs are revitalizing the City. Mayor Smith spoke in favor of a 6-month agreement with the CHP.

The City Council recessed at 6:52 p.m. to the Regular Session

Closed Session

3. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representative: City Manager Hill
Employee organization:
Hemet Fire Fighters Association (HFFA)

Continued to the end of the Regular Session

REGULAR SESSION

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

Call to Order

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

Roll Call

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

ABSENT: Mayor Pro Tem Milne

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

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

Invocation

Invocation was given by Krystyne Gray, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Youssef

City Attorney Closed Session Report

4. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representative: City Manager Hill
Employee organization:
Hemet Fire Fighters Association (HFFA)
-

Presentations

5. Introduction of Hemet ROCS Code Compliance Volunteers – Community Development Director Elliano

Deanna Elliano, Community Development Director, introduced the Hemet ROCS Code Compliance Volunteers.

Jim Connell, former member of the CAC

Calvin Dale

Eva Gifford, former member of the CAC

Mona Groff, former member of the CAC

Annette Harris

Richard Jordan

Colleen Nielsen

David Platt

Joan Rainbolt

Barbara Rengstorf, Volunteer Coordinator

Colleen Swinhart

Arthur Swinhart

Mayor Smith, thank you, your efforts are making a difference in our Community.

Council Member Youssef, thanked the volunteers for their time and effort.

Council Member Krupa, there are 98 Police Volunteers, keep recruiting.

City Council Business Consent Calendar

6. **Approval of Minutes** – January 14, 2014
7. **Receive and File** – Investment Portfolio as of November 2013
8. **Receive and File** – Warrant Registers
 - a. Warrant Registers for January 8, 2014 and January 9, 2014. Payroll for the period of December 23, 2013 to January 5, 2014 was \$691,472.85.
9. **Recommendation by Deputy City Manager/Administrative Services Director**

and City Attorney – 1998 Hemet Retiree Medical Policy

- a. Adopt amendments to the 1998 Hemet Retiree Medical Policy (as last amended in 2010) and to Exhibit A to that Policy (as last amended in 2010) to clarify retiree medical benefits applicable to Retiree Groups 4, 5 and 6 and Employees Groups A and B as defined in the policies.

10. **Recommendation by Administrative Services** – Memorandum of Understanding with the Hemet Mid-Managers Association (HMMA)

- a. Authorize the City's negotiating team to execute the Memorandum of Understanding (MOU) between the City and the Hemet Mid-Managers Association (HMMA) which shall be effective upon adoption by the City Council through June 30, 2015.

Item No. 9 was removed from the Consent Calendar. **Council Member Youssef moved and Council Member Wright seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item No. 9

Eric Vail, City Attorney, staff intended to have this adopted tonight. Two requests for clarification were received from HMMS and HNSPEA. Staff will bring this item back for consideration on February 11, 2014.

Public Hearing

11. **Zone Change (ZC 13-003) General Plan Consistency Zoning Program – Southwest Hemet Pre-Zoning Project** – Community Development Director Elliano

- a. Introduce, read by title only and waive further reading on an ordinance approving Zone Change No. 13-003 establishing Pre-Zoning designations for 940.63 acres of property located southwest of the city limits in the adopted City of Hemet Sphere of Influence area. **Ordinance Bill No. 13-052**

Deanna Elliano, Community Development Director, this action is part of the General Plan Consistency Zoning Program. The subject property is located in unincorporated Riverside County within Hemet's Sphere of Influence. Sphere of Influence is the probable physical boundaries and service area of a local government agency or the area anticipated to be annexed into the City at some point in the future. Pre-zoning establishes the zoning that would take effect if the property is annexed. The subject area is 940.63 acres with no development proposed at this time. The property is primarily undeveloped farmed or dry farmed in the past. An old rail line runs diagonally across the property, as well as Salt Creek Channel. There are two overlay areas: Multiple Species Habitat Conservation Plan (MSHCP) area and Hemet-Ryan airport Comprehensive Land Use Plan (ALUP). MSHCP does not affect the pre-zoning. ALUP establishes land use policies for areas within the Airport Influence Area. The Hemet General Plan requires all proposed zoning and pre-zoning must be consistent with the General Plan land use designations. The City is in the process of a city-wide effort to update the zoning map to be consistent with the General Plan. This is one component of that process. Existing City General Plan land use designations for the project are: Industrial, Mixed Use, Low Density Residential, and Open Space. A map displaying proposed land use designations for the subject property was displayed. A map displaying proposed pre-zoning

was displayed. The following subject property would be zoned: BP (Business Park); M-1 (Limited Manufacturing); SP-MU (Specific Plan-Mixed Use); OS (Open Space); SP-LDR (Specific Plan-LDR) and R1-7.2 (Single-family residential). Staff has been working with the property owners. The City owns some of the property, EMWD owns some, as well as RCTC. Staff is primarily working with the private property owners. Concurrence with the proposed pre-zoning has been received from the majority, the others have not commented. Two property owners within the ALUP area contributed financially to the cost of preparing the compatibility study, Benchmark Pacific and Mr. Ho. Several of the property owners are interested in annexation to the City and staff is setting up a meeting in February to discuss further. The Airport Land Use Commission (ALUC) has the authority to determine the compatibility of land use actions with the ALUP Influence Area. The 1992 Hemet-Ryan Airport Comprehensive Land Use Plan (ALUP) established land use policies to determine compatibility with the airport, depending upon location. The 1992 ALUP recognized as being out of date, and is currently being updated by the County. The Cal-Trans Division of Aeronautics Handbook is generally used statewide to provide more current airport compatibility guidance. The City had an Airport Land Use Compatibility Study prepared to assess the compatibility of ZC 13-003 with the ALUP. The study assessed compatibility with both the 1992 ALUP and the Aeronautics Handbook. At ALUC's January 9, 2014 meeting, the ALUC held a hearing and found ZC 13-003 consistent with the ALUP, based on the use of the SP designation and future land use review. A map displaying the ALUP's safety zones was displayed. The public hearing notice was sent to all property owners within 50 feet of the project area plus published in the PE. The Planning Commission held its public hearing on November 19, 2013. There were no comments presented in opposition. The Planning Commission unanimously recommended approval to the City Council. A letter of support was received. The proposed pre-zoning implement the vision outlined in the General Plan for a vibrant, economically strong West Hemet, with a blend of employment and housing opportunities. The timing allows for use of the CEQA analysis contained in the Final EIR prepared for the 2012 General Plan. The action completes one component of the annexation requirements required by LAFCO, enabling interested parties to move forward with potential annexation to the City. Pre-zoning is supported by the property owners. Staff is recommending that the City Council conduct the public hearing and introduce Ordinance Bill No. 13-052.

Council Member Krupa, asked when ALUP's updated plan will be approved.

Ms. Elliano, it has been determined that the proposed zoning will be consistent with the updated plan.

Council Member Youssed, does the fact that the property is in the ALUP safety zone effect the properties insurance.

Ms. Elliano, a navigation easement will be recorded against the property for noise. Where the traffic pattern is the safety concern the property is designated for industrial which meets the ALUP.

Mayor Smith declared the Public Hearing opened at 7:31 p.m.

There were no public comments presented at this time.

Mayor Smith declared the Public Hearing closed at 7:31 p.m.

Council Member Youssed moved and Council Member Krupa seconded a motion to introduce, read by title only and waive further reading Ordinance Bill No. 13-052.

Motion carried 4-0.

The Ordinance was read by title only.

Communications from the Public

Deanna Kjorlien, Hemet, expressed concerns a year ago about the conditions in town at night. Ms. Kjorlien expressed concerns with the conditions during the day after the recent daytime armed robberies, purse snatching and officer involved shooting. Ms. Kjorlien suggested that the City Council spend more money to hire addition police officers. Ms. Kjorlien asked three questions. How much money was spent on the Fire RFP? When an RFP will be done for legal services? What is the magic number of police officers?

City Council Reports

12. 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, attended the successful President's Gala.

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

Council Member Krupa, reported that RTA received funding from the new Freedom Grant. This will allow them to hire a Veteran to teach Veterans how to use public transportation. RTA ended the calendar year with a record in ridership, 9.1 million.

6. Watermaster Board

Council Member Krupa, announced that the City will be offering a free Business Assistance Training & Workshop on Thursday, February 6, 2014.

B. Council Member Wright

1. Park Commission
2. Planning Commission

Council Member Wright, attended the Planning Commission. The Planning Commission discussed temporary signage. This is a huge effort that will be heard by the Planning Commission one more time.

3. Indian Gaming Distribution Fund
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Ramona Bowl Association

Council Member Wright, also attended the successful President's Gala.

C. Council Member Youssef

1. Western Riverside County of Governments (WRCOG)
2. Riverside County Transportation Commission (RCTC)
3. Disaster Planning Commission

Council Member Youssef, will be traveling to Washington DC to speak about Hemet ROCS and meet with the Federal Legislators looking for funding for the program.

- D. Mayor Pro Tem 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)

- E. Mayor Smith
1. League of California Cities
 2. Riverside County Transportation Commission (RCTC)

Mayor Smith, will be attending RCTC's two-day workshop.

3. Western Riverside County of Governments (WRCOG)
4. Public Safety Update
5. National League of Cities

- F. Ad-Hoc Committee Reports
1. Crime Stoppers Plus Ad-Hoc Committee
 2. West Hemet MSHCP Ad-Hoc Committee
 3. Regent Development Agreement Ad-Hoc Committee

- G. City Manager Hill
1. Manager's Reports
 2. National League of Cities' 2014 Congressional Cities Conference on March 8th – March 12th

Wally Hill, City Manager, pleased to report that Mayor Smith will attend the March Conference and will be able to stay within the City Council's budget.

Continued Closed Session

Notice of Opportunity for Public Comment

There were no public comments presented at this time.
The City Council to Closed Session at 7:45 p.m.

3. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representative: City Manager Hill
Employee organization:
Hemet Fire Fighters Association (HFFA)

City Attorney Continued Closed Session Report

4. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representative: City Manager Hill

Employee organization:

Hemet Fire Fighters Association (HFFA)

The City Council met with the City's labor negotiator. There was no additional reportable action.

Future Agenda Items

Left turn signals, northbound at Kirby/Stetson and Kirby/Florida
Youth Advisory Council for parks.

Adjournment

Adjourned at 8:06 p.m. to Tuesday, February 11, 2014 at 7:00 p.m.