



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

August 26, 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 Youssef, Mayor Pro Tem Milne and Mayor Smith

ABSENT: None

Work Study

Discussion regarding this item, with possible direction to staff

1. Hand-Held Signs – Community Development Director Elliano
Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation regarding the current provisions for hand-held signs. Hand-held sign means a sign that is held by or otherwise mounted on a person. Hand-held signs are currently prohibited in the Municipal Code except for signs with a “non-commercial message”, which are considered to be Free Speech. During the recession, the Council directed staff to not enforce these provisions while businesses were struggling. During the recent revision of the temporary sign ordinance the Planning Commission recommended that the prohibition be reaffirmed and the City Council concurred. A question was brought up regarding costume signs. Per the City Attorney a costume is a sign when: 1) a person in a costume, without a hand held sign, is engaged in commercial speech when a reasonable person would recognize the costume as representing the brand, trade name, or other identifier of a specific business and their conduct as advertising for that business; 2) a person without a hand held sign wearing a costume of a general nature, which a reasonable person would not readily identify as the brand name or trademark of a specific business, is not engaged in commercial speech and would be exempt from the provisions of the sign code; and 3) persons engaged in charitable or humanitarian activities or engaged in comedic spoofs or parodies of the business are also likely not engaged in commercial speech and would be entitled to First Amendment protection. Staff surveyed the agencies of Menifee, Murrieta, Corona, San Jacinto, Temecula, Riverside and Riverside County. Generally, hand held signs with commercial messages were prohibited. However, enforcement is not a high priority unless there is a proliferation of signs or obstruction of the sidewalk or street right of way. Staff is seeking direction regarding costume signs.

The City Council and staff discussed the current provisions. The number of hand held signs have decreased recently. The revised Temporary Sign Ordinance does offer other options for signage including direction signs and more monument signage. The business community was involved in the process as well as the Hemet-San Jacinto Chamber of Commerce. There were some businesses that were not in favor of the prohibition. Businesses pay more to be located on Florida Avenue and unregulated signs can get prime advertising. The City Council concurred that the current provisions in the Municipal Code should be enforced.

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 6:17 p.m.

2. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representatives: City Manager Hill
Employee organization:
Hemet Fire Fighters Association
Service Employees International Union General Employees
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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 pm.

Roll Call

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

ABSENT: None

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

Invocation

Invocation was given by Michael Wahl, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Wright

City Attorney Closed Session Report

- Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representatives: City Manager Hill
Employee organization:
Hemet Fire Fighters Association
Service Employees International Union General Employees
- The City Attorney reported that there was no reportable action.**
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Presentations

- Recognition of Ismael "Smokey" Pando's Retirement
Jorge Biagioni, Engineering Director, it is a privilege to recognize Ismael "Smokey" Pando. Smokey has served the City and the community for over 33 years. His retirement is a loss for the City and the Engineering Department. We will miss him greatly.
Mayor Smith, presented Smokey with a proclamation recognizing a well honored career. We wish you well in retirement. Enjoy your next 30 years and may God bless you richly.
Wally Hill, City Manager, presented a Certificate of Recognition to Tom Kanarr for his service as Interim Finance Director. Tom was available to help and had the working knowledge of the organization after his two prior stints. During Tom's time here he undertook some huge tasks, such as the budget and the User Fee Study. He was successful in helping us retain the Indian Gaming Grant.
Tom Kanarr, it's always nice working here. Hemet is a great City with a great staff. Good luck with everything.
- Proclamation for Dorothy Dwyer Byrne celebrating her "100th" Birthday
Mayor Smith, presented Dorothy Dwyer Byrne with a proclamation acknowledging her 100th birthday. Mayor Smith felt it was important to recognize the milestone and was glad that Dorothy decided to accept. I hope He gives you many more years.
- Update on Stage 3A of EMWD's Water Shortage Contingency Plan
Kevin Pearson, EMWD Public Affairs Officer, gave the City Council a powerpoint presentation on EMWD's 2014 Drought Status and their Stage 3A Mandatory Water Waste Reduction. A drought was formally declared on January 17, 2014 that called for 20 percent reduction, increased funding for firefighting and expanded public awareness efforts. 2013 was the driest year on record. State reservoirs are low and local reservoir capacity is dropping. 4.1 million acre feet of water was requested and only 205,0000 acre feet were delivered. This is the lowest allocation in 54-year history of the State Water Project. A map showing Statewide Reservoir Levels was displayed. Reservoir levels: Diamond Valley - 68% June 1st and 54% August 11th; Oroville - 49% June 1st and 34% August 11th; Shasta - 48% June 1st and 33% August 11th; and San Luis 41% June 1st and 20% August 11th. EMWD's Water Contingency Plan consists of five stages including a progressive action toward possible elimination of all outdoor use. EMWD is currently in Stage 3a that includes mandatory reductions, no variances for filling swimming pools or establishing new landscaping, leaks must be repaired within 48 hours and penalties for water waste may be applied. EMWD has always had a fine structure in place. One warning letter will be issued. Second violation will result in fines: \$25.00 for residential customers; and \$100 for commercial customers. EMWD staff

must witness the violation in order to issue a fine. We are currently adding temporary staff to follow-up on the high call volume. The water waste hotline is (951) 928-3777, ext. 3306. EMWD's goal isn't to issue fines, the goal is to get people to recognize the issue and help resolve it. The following are ways that residents can conserve water. Proper outdoor irrigation: water between 9 p.m. - 6 a.m. for short intervals; avoid runoff; and reduce irrigation by 1 day per week. Install Inland Empire garden friendly plant species. Rebates are available to remove turf grass, in the amount of \$2 per square foot. Use weather-based irrigation controllers.

Mayor Smith, thanked Kevin Pearson for the presentation and the good practical common sense advice.

Mr. Pearson, if EMWD gets a complaint outside of our service area the correct agency will be contacted.

City Council Business Consent Calendar

7. **Recommendation by Finance** – Warrant Registers
 - a. Warrant registers dated August 7, 2014 in the amount of \$1,859,598.38 and August 11, 2014 in the amount of \$5,970,858.81. Payroll for the period of July 21, 2014 to August 3, 2014 was \$607,437.73.

8. **Recommendation by Finance** – Agreement for Services, Carl Warren & Company
 - a. Approve agreement with Carl Warren & Company to provide insurance claims administration for the City for an initial term of two years (July 2, 2014-June 30, 2016) at a flat rate of \$32,000 per year, plus the actual costs of obtaining documents, mileage reimbursements (at IRS rate), and other miscellaneous expenses.

9. **Recommendation by Finance** – Removal of Delinquent Special Tax Installments from County Tax Roll for 2013-2014
 - a. Authorize a request to the County to remove the delinquent special tax installment from the County's 2013-2014 Tax Roll for Assessor's Parcel Number 455-470-013-9, CFD No. 1999-1 (Heartland Project).
Resolution No. 4595

10. **Recommendation by Finance** – Authorization to Proceed on the Abatement of Lead Paint for 622 S. Carmalita St.
 - a. Authorize the City Manager to enter into contract with ICI Inc., for lead abatement in the amount of \$19,307; with Dan Marana Construction for repairs and reconstruction in the amount of \$29,280, with J&M Environmental for testing in the amount of \$1,350, and approve miscellaneous relocation costs. Total project cost will exceed \$50,000 City Council approval is needed.

11. **Recommendation by Public Works** – Storm Debris Hauling Costs – Supplemental Appropriation
 - a. Authorize the Interim Finance Director to record a supplemental appropriation in the amount of \$12,760.00 in Fund 255-8250-2450 for payment of storm related debris hauling costs.

12. **Recommendation by Engineering** – Parcel Map 36646 – Tractor Supply Company – California Gold Development Corporation, South side of Florida Avenue, East of Cawston Avenue
 - a. Accept Parcel Map No. 36646 for approval; and
 - b. Authorize the City Clerk to process the map for recordation with the Riverside County Recorder’s Office.

13. **Recommendation by Public Works** – Agreement for Consultant Services with CarteGraph Systems, Inc. for Asset Data Collection
 - a. Approve the Consultant Services Agreement with CarteGraph Systems, Inc. to provide street level mapping and data collection services on public works infrastructure; and
 - b. Authorize the City Manager to execute any necessary contract and purchase orders to support the project in an amount not to exceed \$284,876.00.

14. **Recommendation by Community Development** - Award of contract for Board-Up and Abatement Services
 - a. Authorize the City manager to execute an agreement with Real Estate Resource, Inc., to provide Code Enforcement Board-Up and Abatement Services for an amount not to exceed \$50,000 annually.

15. **Recommendation by Police** - Acceptance of 2013/2014 Indian Gaming Grant and Expenditure Plan
 - a. Accept the 2013 & 2014 Indian Gaming Mitigation Grants in the amounts of \$173,511.33 and \$305,724.00; and
 - b. Approve the grant funding expenditure plan.

16. **Recommendation by Police** - Purchase of 8 Field Command Units
 - a. Authorize the City Manager to approve the purchase order for 8 field command police interceptors from Gosch Ford in Hemet in the amount of \$228,782.48.

Item Nos. 10, 11, 13, 14 and 16 were removed from the Consent Calendar. **Mayor Pro Tem Milne moved and Council Member Youssef seconded a motion to approve the remaining Consent Calendar items. Motion carried 5-0.**

Item No. 10

Council Member Wright, asked if the contractor will share in the additional costs incurred. **Tom Kanarr, Interim Finance Director**, NSP rules were not clear and differ from other Federal programs. It was determined that the work was done incorrectly during the 2013 HUD audit. There were 51 homes inspected and this was the only one with a problem. The contractor will not be held responsible. The contract completed the work as instructed. **Council Member Krupa moved and Mayor Pro Tem Milne seconded a motion to approve this item as presented. Motion carried 5-0.**

Item No. 11

Council Member Wright, commended City Staff and CR&R for coming to the table and accepting a fair cost for the service.

Kris Jensen, Public Works Director, thanked Charles Russell and CR&R's staff for working it out. CR&R had one truck and one staff member dedicated to the City for one month.
Council Member Wright moved and Council Member Krupa seconded a motion to approve this item as presented. Motion carried 5-0.

Item No. 13

Mayor Smith, asked what the street level mapping will look like.

Kris Jensen, Public Works Director, it will be a snapshot in time that will look much like google mapping. This will give us a way to collect data for pavement condition indexing and information on the City's street level right of way assets. The mapping can be done periodically to update the information. Staff will be trained to update the mapping. Updates made between CarteGraph and the City's GIS System will be shared.

The City Council and staff discussed the cost between hiring Cartegraph to do the street level video in the future or to do the video in house. The City Council and staff discussed the availability of the information to the public.

Ms. Jensen, the video will be completed and then data and assets will be collected from the street level video.

Mayor Smith, explained the technology that Lake Elsinore has available to applicants and expressed a desire to move in that direction.

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

Item No. 14

Council Member Wright, expressed concern that the same person reporting the nuisance is also doing the work to abate the nuisance.

Deanna Elliano, Community Development Director, explained that the decision to abate is made by Code Enforcement.

The City Council and staff discussed the boarded windows on Florida Avenue and the maximum time they can remain. The ordinance allows staff to begin the citation process after 6 months. The ordinance also requires that board ups be the same color as the structure.

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

Item No. 16

Chief Brown, these are not typical police cruisers, these are SUV's on a Ford Explorer platform only sold to Police Departments and referred to as "Police Interceptors". 4 of the vehicles will be outfitted with cages, painted black and white and assigned to patrol as Command Units. The remaining 4 will not be capable of transporting prisoners. All 8 will be equipped to serve as Field Command Units with technology to operate an EOC for major events. The vehicles will include quad banded interoperable radios, GPS mapping technology, access to ALPR software, enhanced weaponry and pursuit intervention tools. The vehicles will be driven by the supervisors responsible to command major incidents from the field.

The City Council and staff discussed their pursuit capabilities and safety factor including roll over concerns. These vehicles are replacing the departments 8 highest mileage and/or maintenance heavy vehicles. The Department would still like to purchase 2 addition Police Interceptors when funding is available. The County of Riverside bid the vehicles, which was won by Gosch Ford, afterwhich it was determined that the vehicles did not meet the County's

specifications. The County of Riverside requires that all vehicles be all wheel drive. These vehicles are front wheel drive, which we are comfortable with. The warrantee begins at the date of sale. Any vehicle with a police officer in it has a potential for pursuit. It is the department's policy to cancel any pursuit that is determined to be dangerous.

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

Successor Agency Consent Calendar

17. **Recommendation by Finance** – RDA Bonds Refinancing Documents
- a. Approve the issuance of refunding bonds in order to refund the outstanding bonds of the dissolved City of Hemet RDA and related bond documents, and request the Oversight Board approval of these actions.
Resolution No. 4596

Council Member Youssef moved and Council Member Krupa seconded a motion to approve the Successor Agency Consent Calendar as presented. Motion carried 5-0.

Approval of Minutes

18. August 12, 2014
- Council Member Krupa**, requested that the words "and unachievable" be removed from Item No. 8 on page 4. Council Member Krupa did not attend the SCAG and Tourism meetings. **Council Member Krupa moved and Mayor Smith seconded a motion to approve the minutes as amended. Motion carried 5-0.**
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Public Hearing

19. **Levy of Delinquent Solid Waste Hauling Fees and Charges for Calendar Year 2013** – Public Works Director Jensen
- a. Conduct a public hearing; and
 - b. Adopt a resolution confirming the annual report of Calendar 2013 Delinquent Solid Waste Handling Fees and authorizing the levy of said fees as a special assessment on the Riverside County Property Tax Roll.
Resolution No. 4597

Kris Jensen, Public Works Director, gave the City Council a powerpoint presentation that explained the process that CR&R followed to place delinquent accounts on the tax roll per Chapter 62, Section 62-24.B of the Hemet Municipal Code. CR&R provided a report to the City of delinquent accounts for the previous calendar year. For the calendar year of 2013 the delinquent accounts totaled \$49,991.85. The City scheduled a public hearing for protests and objections. A 10-day notice of hearing was mailed to property owners/account holders. The City may revise the report prior to submission. The City Council will confirm the report with the adoption of the proposed resolution to be filed with Riverside County for placement of special assessments. Collection occurs through property tax billing. Payments can still be paid through Thursday, August 28, 2014 the report will be submitted to the County on September

2, 2014. Staff is recommending that the City Council conduct a public hearing to address any objections or protests and consider adoption of the resolution.

Mayor Pro Tem Milne declared the Public Hearing opened at 8:05 p.m.

There were no public comments presented at this time. There were no written protests or objections received.

Mayor Pro Tem Milne declared the Public Hearing closed at 8:05 p.m.

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

Discussion/Action Item

20. **Rent Review Commission – Owner Representative** – City Clerk McComas

- a. Appoint Diane Struve as the Owner Representative on the City’s Rent Review Commission in accordance with Ordinance No. 772. This appointment would be for a three year term expiring on March 18, 2017.

Sarah McComas, City Clerk, recommended that the City Council consider appointing Diane Struve to the Rent Review Commission as the Owner Representative. Ms. Struve was recommended by the Western Manufactured Housing Communities to serve as the owner representative. She was not able to attend the meeting, however attached to the staff report is a letter from Ms. Struve and the Western Manufactured Housing Communities recommending appointment. Ordinance 772 was adopted by a vote of the residents and very limiting. The restrictions regarding the owner representative has made it difficult to convene this commission in the past.

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

21. **Rent Review Commission – Tenant Representative** – City Clerk McComas

- a. Interview and consider appointment of Larry Graves or Arlene Benson as the Tenant Representative on the City’s Rent Review Commission in accordance with Ordinance No. 772. This appointment would be for a three year term expiring on March 18, 2017.

Sarah McComas, City Clerk, the Valley Mobilehome Residents Association submitted applications for Larry Graves and Arlene Benson for the tenant representative on the Rent Review Commission. Ms. Benson was not able to attend the meeting. Mr. Graves is present.

Larry Graves, I am currently the President of the Hemet West HOA and Golden State Manufactured-Home Owners League, Chapter 0488. Mr. Graves feels very strong about the need to have this commission and expressed interest in serving as the tenant representative. The City Council discussed the fact that both Ms. Struve and Mr. Graves reside in Hemet West and the potential conflict if a request to convene the commission comes from Hemet West residents.

Council Member Youssef moved and Council Member Wright seconded a motion to appointment Larry Graves. Motion carried 5-0.

Sarah McComas, City Clerk, asked the City Council for assistance in finding interested residents to fill the two at-large vacancies on the Rent Review Commission.

Communications from the Public

There were no communications from the public presented at this time.

City Council Reports

22. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Krupa

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

Saturday, August 23rd was the final performance of Zorro for 2014.

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

Council Member Krupa, the Watermaster Board heard an explanation of the Bond Issue that will be on the November ballot. A large part of the bill is regarding storage and guidelines imposing water plans. This area already has a plan and is an adjudicated basin.

B. Council Member Wright

1. Park Commission
2. Planning Commission

Council Member Wright, the Commission approved a subdivision of 2.5 acres into 2 parcels in the downtown area. Also a workstudy on storage containers which is a concern, businesses are using them as part of their business, not just for storage. Staff is looking into how other cities are handling it.

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

Council Member Wright, attended the successful grand opening of the Tractor Supply Co.

Council Member Wright, patronized the newly opened Downtown Deli and Coffee Co.

C. Council Member Youssef

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

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)
6. Disaster Planning Commission
7. Letters to President Obama and Mexican President Peña Nieto supporting the release of Marine Sergeant Andrew Tahmooressi

Mayor Pro Tem Milne, Assembly Member Melendez is requesting that City's send letters signed by the Mayor.

The City Council concurred.

Mayor Pro Tem Milne, attended the grand opening of the Tractor Supply Co. and every day since.

Mayor Pro Tem Milne, was glad that she couldn't find a parking spot at the mall because of Hobby Lobby.

E. Mayor Smith

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

Mayor Smith, stopped by Hobby Lobby to see how they were doing. Corporate is thrilled by the support from the City and the community. Mayor Smith also stopped by Tractor Supply Co. to say "Hi" to the store manager. Mayor Smith encouraged the Council Members to stop by new businesses after the ribbon cutting to show continued support.

Mayor Smith, suggested that the Council Members pick two restaurants and presented them with the City's "Dine Hemet" Certificate. Send a picture to John Jansons.

Council Member Wright, suggested that the City Logo be added to the certificate.

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

Wally Hill, City Manager, Rick Bishop, WRCOG is requesting to give an annual update at an upcoming meeting.

The City Council gave direction to staff to schedule the update.

Future Agenda Items

Procedures for mandatory water restrictions

Adjournment

Adjourned at 8:32 p.m. to Tuesday, September 9, 2014 at 7:00 p.m.