



# AGENDA

## REGULAR MEETING OF THE HEMET CITY COUNCIL

June 14, 2011

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3:00 p.m.

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

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

\*Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.

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### Call to Order

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### Roll Call

ROLL CALL: Council Members Foreman, Krupa and Smith, Vice Mayor Youssef and Mayor Franchville

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### Work Study Session

1. Presentation by Riverside County Habitat Conservation Agency - Gail Barton  
Discussion regarding this item, with possible direction to staff
  2. Overview and Introduction of Fiscal Year 2011-2012 Preliminary Budget - Finance Director Conrad  
Discussion regarding this item, with possible direction to staff
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### Closed Session

#### **Notice of Opportunity for Public Comment**

Members of the Public may comment upon any identified item on the closed session agenda. Since the Council's deliberation on these items is confidential, the City Council and City Staff will not be able to answer or address questions relating to the items other than procedural questions. At the conclusion of the closed session, the City Attorney will report any actions taken by the City Council which the Ralph M. Brown Act requires to be publicly reported.

3. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(a)  
Names of case: Johnson v. City of Hemet

4. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: City Manager Nakamura  
Employee Organizations:
    - Service Employees International Union (SEIU) General Employees
    - Hemet Police Officers Association
    - Hemet Police Management Association
    - Administrative Personnel
    - Hemet Mid-Managers Association
    - At-Will Employees
  
  5. Public Employee Performance Evaluation  
Pursuant to Government Code section 54957  
Title: City Manager
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## REGULAR SESSION

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

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### Call to Order

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### Roll Call

ROLL CALL: Council Members Foreman, Krupa and Smith, Vice Mayor  
Youssef and Mayor Franchville

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### Invocation

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### Pledge of Allegiance

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## City Attorney Closed Session Report

6. Conference with Legal Counsel - Existing Litigation  
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Names of case: Johnson v. City of Hemet
  
7. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6

Agency designated representatives: City Manager Nakamura

Employee Organizations:

Service Employees International Union (SEIU) General Employees

Hemet Police Officers Association

Hemet Police Management Association

Administrative Personnel

Hemet Mid-Managers Association

At-Will Employees

8. Public Employee Performance Evaluation  
Pursuant to Government Code section 54957  
Title: City Manager
- 

## City Council Business

### **Notice to the Public**

The Consent Calendar contains items which are typically routine in nature and will be enacted by one motion by the Council unless an item is removed for discussion by a member of the public, staff, or Council. If you wish to discuss a Consent Calendar item please come to the microphone and state the number of the item you wish to discuss. Then wait near the lectern. When the Mayor calls your item give your last name, and address, then begin speaking. You will have three minutes at that time to address the council.

### Consent Calendar

9. Approval of Minutes - May 24, 2011
10. Receive and file - Investment Portfolio as of February 2011
11. Receive and file - Warrant Registers
- a. Warrant registers dated May 19, 2011 and June 2, 2011. Payroll for the period of May 2, 2011 to May 15, 2011 was \$598,197.36
12. Recommendation by City Manager - Amendments to the City's Classification Manual through Adding Classifications, Adjusting Salary Ranges, and Modifying Job Classifications and Descriptions, to be effective June 15, 2011. In Order to Continue with the Implementation of City-Wide Reorganization.
- a. Amend the Classification Manual in the following manner:  
Addition of the job classification (Title/Position Type/Salary Range):
- A. Payroll Specialist/Confidential/Range MC1 [\$3,800 -\$4,850]  
from Payroll Tech;
- B. Special Project Manager/Manager/Range M25 [\$4,194-\$5,333];

- C. Principal Accountant/Confidential/MC33 [\$5,110-\$6,522];
  - D. Community Investment Director/At-Will/\$8,700 per month;
  - E. Information Technology Specialist I/Manager/M26 [\$4,299-\$5,487];
  - F. Information Technology Specialist II/Manager/M28 [\$4,517-\$5,765];
  - G. Customer Service/Billing Supervisor/Manager/M25 [\$4,194-\$5,353];
  - H. IT Operation and Network Systems Supervisor/Manager/M35 [\$5,369-\$6,852];
  - I. Code Compliance Manager/Manager/M30 [\$4,745-\$6,056];
  - J. Environmental Services Manager/Manager/M43 [\$6,542-\$8,349];
  - K. Procurement Administrator/Manager/M34 [\$5,238-\$6,685];
  - L. Cross Connection Specialist/Customer Service Representative/SEIU/S48 [\$3,677-\$4,695];
  - M. Executive Analyst/Manager/M32 [\$4,986-\$6,363];
  - N. Engineering Director/City Engineer/At-Will/\$9,682 per month
- Modification to the job classification and salary range shift:
- O. Accounting Manager - range from M35 [\$5,369-\$6,852] to M45 [\$6,873-\$8,772]
- Modifications to the following job classifications through salary range shifts:
- P. Streets Supervisor - range M28 [\$4,517-\$5,756] to M31 [\$4,864-\$6,208];
  - Q. Parks Maintenance Supervisor - range M28 [\$4,517 -\$5,765] to M31 [\$4,864 to \$6,208];
  - R. Water/Waste Water Superintendent - range M41 [\$6,226-\$7,947] to M43 [\$6,542-\$8,349];
  - S. Deputy Director of Public Works/Operations - change to At Will - M57 Step A \$9,243

13. Recommendation by Community Development Director - Zoning Ordinance Amendment No. 10-005
  - a. Adopt an ordinance adopting Zoning Ordinance Amendment No. 10-005 to amend Articles II, XXVI and XXVII of the Hemet Municipal Code pertaining to Development Standards, permitted uses and review procedures for the Downtown Zones.  
(Ordinance Bill No. 11-007)
  
14. Amendment of Purchase and Sale Agreement by and between the City of Hemet and Stetson Crossing, LLC.
  - a. Approve Amendment No. 1 to the Amended and Restated Purchase and Sale Agreement by and between the City of Hemet and Stetson Crossing LLC extending the closing date to December 28, 2011.

15. Recommendation by Community Development Director - Street Improvement Deferral Agreement for Spirit of Joy Church at 3126 W. Johnston Avenue
  - a. Approve the Street Improvement Deferral Agreement with the Spirit of Joy Community Church to defer the public landscaping and sidewalk improvements on Sanderson Avenue for a period not to exceed five years, subject to the terms of the Agreement.
16. Recommendation by Public Works - Approve Fourth Amendment to Consultant Services Agreement with CR&R
  - a. Approve the Fourth Amendment to Consultant Services Agreement between CR&R, Inc. and the City of Hemet for that processing of recyclable materials and extend the term of services through September 30, 2011, with a month to month option through March 31, 2012.
17. Recommendation by Public Works - Park Commission Recommendations of May 23, 2011
  - a. Tree removal request - 645 N. De Soto Dr. - Camphor (1)  
Recommendation to deny request; approve to schedule tree for trim, root prune and replacement of a root barrier and grind affected City sidewalk.
  - b. Tree removal request - 2103 Carnation Avenue - Ash (1)  
Recommendation to deny request
  - c. Tree removal request - 4333 Paloma Drive - Pear (1)  
Recommendation to deny request; approve to schedule grinding of the surface roots and re-seeding of the affected lawn area.
  - d. Tree removal request - 649 Copenhagen St.  
Recommendation to deny request; schedule root pruning and placement of root barrier
18. Recommendation by Public Works - Change Order No. 1 - City Wide Access Ramp Project, City Project No. 5550
  - a. Approve Change Order No. 1 to Black Rock Construction in the amount of \$74,154 to install new ADA access ramps, including spandrels, at 20 locations within the Seven Hills development area, shown on exhibit "A"; and
  - b. Approve a supplemental appropriation in the amount of \$74,154 in the 329-5550-5500 fund for Change Order No. 1.
19. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 51 (Salvation Army)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 51 (Resolution Bill No. 11-031); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-032); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-033)

20. Recommendation by Finance Director - City of Hemet Streetlight Maintenance District No. 51 (Salvation Army)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Streetlight Maintenance District No. 51 (Resolution Bill No. 11-034); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-035); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-036)
  
21. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 52 (Seven Hills)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 52 (Resolution Bill No. 11-037); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-038); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-039)
  
22. Recommendation by Finance Director - City of Hemet Streetlight Maintenance District No. 52 (Seven Hills)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Streetlight Maintenance District No. 52 (Resolution Bill No. 11-040); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-041); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-042)
  
23. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 53 (Prince of Peace)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 53 (Resolution Bill No. 11-043); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-044); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-045)

24. Recommendation by Finance Director - City of Hemet Streetlight Maintenance District No. 53 (Prince of Peace)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Streetlight Maintenance District No. 53 (Resolution Bill No. 11-046); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-047); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-048)
  
25. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 54 (Habitat for Humanity)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 54 (Resolution Bill No. 11-049); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-050); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-051)
  
26. Recommendation by Finance Director - City of Hemet Streetlight Maintenance District No. 54 (Habitat for Humanity)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Streetlight Maintenance District No. 54 (Resolution Bill No. 11-052); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-053); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-054)
  
27. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 55 (Sahara/Oasis Senior Villas)
  - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 55 (Resolution Bill No. 11-055); and
  - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-056); and
  - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-057)

28. Recommendation by Finance Director - City of Hemet Streetlight Maintenance District No. 55 (Sahara/Oasis Senior Villas)
    - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Streetlight Maintenance District No. 55 (Resolution Bill No. 11-058); and
    - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-059); and
    - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-060)
  
  29. Recommendation by Finance Director - City of Hemet Landscape Maintenance District No. 56 (Horseshoe Estates)
    - a. Adopt a resolution initiating proceedings for the formation of City of Hemet Landscape Maintenance District No. 56 (Resolution Bill No. 11-061); and
    - b. Adopt a resolution preliminarily approving the Engineer's Report in connection with the formation (Resolution Bill No. 11-062); and
    - c. Adopt a resolution declaring the City's intention to levy and collect assessments and calling for a public hearing on the formation. (Resolution Bill No. 11-063)
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### Communications From the Public

Anyone who wishes to address the Council regarding items not on the agenda may do so at this time. As a courtesy, please complete a Request to Speak Form, found at the City Clerk's desk. Submit your completed form to the City Clerk prior to the beginning of the meeting. Presentations are limited to three minutes in consideration of others who are here for agenda items. Please come forward to the lectern when the Mayor calls upon you. When you are recognized, you may proceed with your comments.

***\*Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.***

State law prohibits the City Council from taking action or discussing any item not appearing on the agenda except for brief responses to statements made or questions posed by the public. In addition, they may, on their own initiative or in response to questions posed by the public, ask a question for clarification, provide a reference to staff or other resources for factual information, or request staff to report back to them at a subsequent meeting. Furthermore, a member of the City Council or the council itself may take action to direct staff to place a matter of business on a future agenda.

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## Public Hearings

The Council's procedure for public hearings will be as follows: The Mayor will ask the City Manager for the staff report; the City Manager will call on the appropriate staff member for the report. The City Council will ask for clarification of items presented, if needed. The Mayor will open the public hearing: ask for comments from those **IN FAVOR** of the case; ask for comments **IN OPPOSITION** to the case; and finally for rebuttal to any comments made. The Mayor will then **CLOSE THE PUBLIC HEARING**. The Mayor will ask the City Manager to respond to any questions raised by the public (the public will **not** have the opportunity to respond). The matter will then be discussed by members of the City Council prior to taking action on the item.

30. Weed Abatement - Acting Fire Chief Whealan
    - a. Conduct a Public Hearing to hear protests and objections to the proposed removal of weeds, rubbish and refuse per Resolution 4395 adopted by the City Council on May 24, 2011.
  
  31. Site Development Review/Downtown Project Review No. 11-001 - Community Development Director
    - a. Conduct a public hearing; and
    - b. Review and approve, by adoption of a resolution, the construction of a 7,204 square foot building to replace the building destroyed by fire on the northwest corner of Florida Avenue and Carmalita Street (APN 443-232-009), with an environmental exemption pursuant to CEQA Guidelines Section 15302. (Resolution Bill No. 11-026)
  
  32. Existing Hemet Streetlight and Landscape Maintenance Districts for Fiscal Year 2011/2011 - Finance Director Conrad
    - a. Conduct a Public Hearing regarding the Engineer's Report and the levy and collection of assessments; and
    - b. Adopt a resolution ordering the levy and collection of assessments for the existing Landscape Maintenance Districts for FY 2011/12 (Resolution Bill No. 11-027); and
    - c. Adopt a resolution amending and/or approving the annual Engineer's Report for the existing Landscape Maintenance District FY 2011/12. (Resolution Bill No. 11-028); and
    - d. Adopt a resolution ordering the levy and collection of assessments for the existing Streetlight Maintenance Districts for FY 2011/12 (Resolution Bill No. 11-029); and
    - c. Adopt a resolution amending and/or approving the annual Engineer's Report for the existing Streetlight Maintenance District FY 2011/12. (Resolution Bill No. 11-030).
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## Discussion/Action Items

33. Memorandum of Understanding with Hemet Police Management Association - City Manager Nakamura
    - a. Authorize the Mayor to execute the attached Memorandum of Understanding (MOU) between the City and the Hemet Police Management Association (HPMA) for the period of July 1, 2011 through June 30, 2013.
  34. Recommendation by Chief Bown - Approval of Professional Services Agreement with West Covina Service Group for CAD/RMS Services.
    - A. Authorize the City Manager to enter into a professional services agreement with the West Covina Service Group for Computer Aided Dispatch and Records Management System in the amount of \$288,082.50, fully funded by US Department of Justice grants.
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## City Council Reports

35. CITY COUNCIL REPORTS AND COMMENTS
  - A. Council Member Foreman
    1. Traffic and Parking Commission
    2. Park Commission
    3. Indian Gaming Distribution Fund
  - B. Council Member Krupa
    1. Library Board
    2. Airport Land Use Commission (ALUC)
    3. Riverside County Habitat Conservation Agency (RCHCA)
    4. Riverside Conservation Authority (RCA)
    5. Ramona Bowl Association
    6. Indian Gaming Distribution Fund
  - C. Council Member Smith
    1. League of California Cities
    2. Riverside County Transportation Commission (RCTC)
    3. Planning Commission
  - D. Vice Mayor Youssef
    1. Western Riverside Council of Governments (WRCOG)
    2. Riverside County Transportation Commission (RCTC)

- E. Mayor Franchville
    - 1. Riverside Transit Agency (RTA)
    - 2. Airport Land Use Commission (ALUC)
    - 3. League of California Cities
    - 4. Autism Task Force
  
  - F. Ad-Hoc Committee Reports
    - 1. 4<sup>th</sup> of July Ad-Hoc Committee
    - 2. Refuse RFP Ad-Hoc Committee
    - 3. Veteran's Day Ad-Hoc Committee

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  - G. City Manager Nakamura
    - 1. Manager's Reports
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Continued Closed Session

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City Attorney Continued Closed Session Report

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Future Agenda Items

If Members of Council have items for consideration at the next City Council meeting, please state the agenda item to provide direction to the City Manager.

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Adjournment

Adjourn to Tuesday, June 28, 2011 at 7:00 p.m. for considerations of items placed on that agenda. The next regular meeting will be held July 12, 2011.

*Staff reports and other disclosable public records related to open session agenda items are available at the City Clerk's Office or at the public counter located at 445 E. Florida Avenue during normal business hours.*