



# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

June 23, 2015

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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 Krupa called the meeting to order at 7:02 p.m.

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### Roll Call

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

ABSENT: Council Member Raver

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

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

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### Invocation

Invocation was given by Kevin Goodman, Hemet-San Jacinto Interfaith Council

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### Pledge of Allegiance

Pledge of Allegiance was led by Council Member Milne  
Council Member Raver arrived at 7:04 p.m.

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### Presentation

1. Recognition of Hemet High School "Bulldogs" CIF-Southern Section Division 5 Baseball Championship

**Mayor Krupa**, gave Certificates of Recognition to the players, coaches and Hemet High School for their CIF-Southern Division 5 Baseball Championship.

The City Council recessed briefly at 7:12 p.m.

Reconvened at 7:14 p.m.

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## **City Council Business Consent Calendar**

2. **Recommendation by Council Member Raver** – Library Board Appointment
  - a. Council Member Raver respectfully recommends that the City Council appoint Janis Swallow to Seat 5 on the Library Board of Trustees in order to fill a term expiration. The three year term will expire June 30, 2018.
  
3. **Recommendation by Council Member Youssef** – Library Board Re-Appointment
  - a. Council Member Youssef respectfully recommends that the City Council re-appoint Ray Strait to Seat 5 on the Library Board of Trustees in order to fill a term expiration. The three year term will expire June 30, 2018.
  
4. **Approval of Minutes** – June 9, 2015
  
5. **Receive and File** – Warrant Registers
  - a. Warrant registers dated June 2, 2015 in the amount of \$2,244,469.01 and June 11, 2015 in the amount of \$1,690,241.13. Payroll for the period of May 25, 2015 to June 7, 2015 was \$590,312.13.
  
6. **Recommendation by City Manager** – At-Will Agreement for the position of Engineering Director/City Engineer
  - a. Approve the Employment Agreement between the City of Hemet and Steven Latino for the position of Engineering Director/City Engineer.
  
7. **Recommendation by Finance** – Authorizing the Levy of a Special Tax in Community Facilities District No. 1999-1 (Heartland Project) for Fiscal Year 2015-16
  - a. Acting in its capacity as the legislative body of Community Facilities District (CFD) No. 1999-1 (Heartland Project) adopt a resolution authorizing the levy of a special tax for this district for Fiscal Year 2015-2016.  
**Resolution No. 4630**
  
8. **Recommendation by Finance** – Authorizing the Levy of a Special Tax in Community Facilities District No. 2005-1 (Public Safety Services) for Fiscal Year 2015-16
  - a. Acting in its capacity as the legislative body of Community Facilities District (CFD) No. 2005-1 (Public Safety Services) adopt a resolution authorizing the levy of a special tax for this district for Fiscal Year 2015-2016.  
**Resolution No. 4631**
  
9. **Recommendation by Community Investment** – Ad Hoc Committee Recommendation for Special Event/Community Event funding for 2015-2016 Fiscal Year
  - a. Approval of the recommendation of the City Council Ad Hoc Committee to fund sponsored Special Events in the amount of \$40,000 for Fiscal Year 2015-2016; and
  - b. Direct the Administrative Services Director to add approved amount to the Fiscal Year 2015-2016 budget.

10. **Recommendation by Community Investment** – Tourism Program
  - a. Allocate \$24,000 to continue to implement and deliver the Visit San Jacinto Valley tourism program in support of the economic vitality of Hemet and the San Jacinto Valley; and
  - b. Direct the Administrative Services Director to add the approved amount to the Fiscal Year 2015-2016 Budget.
  
11. **Recommendation by Engineering** – Agreement Amendment No. 1 to Reimburse TUMF Funds, Sanderson Avenue Widening (Acacia Avenue to BNSF Railroad Tracks), 06-HS-HEM-1091
  - a. Authorize Interim City Manager to sign Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement dated February 5, 2007 between Western Riverside Council of Governments (WRCOG) and the City of Hemet.

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

**Gary Thornhill, Interim City Manager**, introduced Steven Latino, Engineering Director/City Engineer. Mr. Latino comes back to Hemet with a solid background in development and CIP project engineering.

**Steven Latino**, I worked here about 8.5 years ago, then in Ontario where I worked on major specific plans. I've lived in Hemet since 2005 and am excited to be back and be a part of the team. We have a great community and I would like to see if move forward.

## **Communications from the Public**

**Walter Wilson, Riverside County Board of Realtors**, expressed concerns with the HERO and PACE programs for solar. Mr. Wilson explained the challenges that sellers and buyers face with the systems that are either purchased with a loan or leased. Mr. Wilson distributed a document containing Q & A to City Hall for the City Council with more information. The major lenders, Fanny Mae, Freddy Mac and HUD will not loan against homes including these tax liens. WRCOG has stated they will subordinate on a case by case basis. As of today no liens have been subordinated and no loans have been completed. Homeowners are told these systems will increase their home values, appraisals are not showing that especially if the systems has a loan or is leased.

**Gary Thornhill, Interim City Manager**, this issue came up at the City Manager's meeting WRCOG is aware of it and working on a way to fix the problem.

**Mayor Krupa requested that the City Manager follow up with Mr. Wilson and Rick Bishop, WRCOG.**

**C.W. Cecchi, Hemet**, expressed concern with the amount of water that might be used to water down the equipment at the SunEdison's solar farm.

**Aaron Denney and Jennifer Cupp, 4H**, Mr. Denney and Miss Cupp will be visiting Washington DC as Youth Delegates for 4H. Mr. Denney and Miss Cupp told the City Council about their Community Service Project "Plan of Action". The theme for their Action Plan is Healthy Living. They invited the City Council to attend their Healthy Living Fair to be held on July 25<sup>th</sup> at Tractor Supply from 8:00 to 11:00 a.m.

**Brenda Scott, NAMI**, invited the City Council to participate in the NAMI Walk on November 7<sup>th</sup> at Diamond Valley Lake. Ms. Scott explained the program and that Mental Illness affects many people.

## Public Hearing

12. **Confirmation of the Special Assessment Against Parcels of Land within the City of Hemet for Costs of abatement and removal of weeds, rubbish and refuse** – Fire Chief Brown
- a. Conduct Public Hearing to hear protests and objections to the proposed removal of weeds, rubbish and refuse per Resolution No. 4628 adopted by the Hemet City Council on June 9, 2015; and
  - b. Adopt a resolution authorizing special assessments against parcels of land within the City of Hemet for costs of abatement and removal of weeds, rubbish and refuse. **Resolution No. 4632**

**Fire Chief Brown**, the Fire Department has the authority to conduct the City's annual weed abatement process. Necessary notices and publications were completed according to the Government Codes. This is a very important part of our overall community risk reduction strategy. Our vegetation is very dry and hazardous which creates extreme fire conditions.

**Mayor Pro Tem Wright**, asked if this process includes parcels with buildings both residential and commercial.

**Fire Chief Brown**, buildings that are adjacent to any property included in the City's inventory of parcels that have weeds or rubbish are considered a direct hazard and would be included. The mitigation component of this process will begin tomorrow if this resolution is adopted.

**Eric Vail, City Attorney**, if items on the listed parcels could cause fire damage they can be removed.

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

There were no comments presented at this time.

**Mayor Krupa declared the Public Hearing closed at 7:34 p.m.**

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

13. **Approve Engineer's Reports and Levy and Collection of Assessment for the Existing Hemet Streetlight and Landscape Maintenance Districts for Fiscal Year 2015-2016** – Deputy City Manager/Administrative Services Director Hurst
- a. Conduct a public hearing; and
  - b. Adopt resolutions approving the Engineer's Reports and levy and collection of assessments for the existing Hemet Streetlight and Landscape Maintenance Districts for FY 2015/16.

**Resolution No. 4633, 4634, 4635 and 4636.**

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, before the City Council is the Engineer's Reports and the resolutions approving them as well as the Resolutions to authorize the levy and collection of assessments for existing Streetlight and Landscape Maintenance District for fiscal year 2015/16. The Engineer's Reports detail the various districts and amounts to be levied. Required notices have been published.

**Mayor Krupa declared the Public Hearing opened at 7:37 p.m.**

There were no public comments presented at this time.

**Mayor Krupa declared the Public Hearing closed at 7:37 p.m.**

**Mayor Pro Tem Wright**, recommended that California friendly landscaping be considered in the districts. The Districts will save money on water and maintenance. Mayor Pro Tem Wright asked how much of the maintenance of these Districts is outsourced.

**Kristen Jensen, Public Works Director**, confirmed that the California friendly landscaping is being considered for the District. Staff is focusing on the Municipal buildings first and are talking to the Districts that are part of HOA's. The budgets included in these assessments are based on what is in place right now. 90% of the work for the Landscaping Districts is outsourced to Marina Landscape.

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

14. **Levy of Delinquent Solid Waste Hauling Fees and Charges for Calendar Year 2014** – Deputy City Manager/Administrative Services Director Hurst
- a. Conduct a public hearing to consider placement of Calendar Year 2014 Delinquent Solid Waste Collection Fees on the Riverside County Property Tax Roll; and
  - b. Address any objections or protests received; and
  - c. Adopt a resolution confirming and authorizing levy of delinquent solid waste fees as a special assessment. **Resolution No. 4637**

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, staff is recommending adoption of a resolution to levy delinquent solid waste handling fees and charges for calendar year 2014. Per the franchise agreement with CR&R the City will approve the placement of the delinquent fees to be placed on the property tax rolls. Included in the staff report is a list of the delinquent fees. All required notices were completed by CR&R.

**Mayor Krupa declared the Public Hearing opened at 7:42 p.m.**

There were no public comments presented at this time.

**Mayor Krupa declared the Public Hearing closed at 7:42 p.m.**

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

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## **Discussion/Action Item**

15. **Amendment to the Contract Between the Board of Administration California Public Employees' Retirement System and the City Council of the City of Hemet for Cost Sharing** –Deputy City Manager/Administrative Services Director Hurst
- a. Introduce, read by title only and waive further reading on an ordinance to allow cost sharing of the Employer Contribution to CalPERS with the "classic" CalPERS members of the Hemet Police Officer's Association (HPOA) and the Hemet Police Management Association (HPMA). **Ordinance Bill No. 15-031**

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, the amendment to the contract with CalPERS is to formalize the cost sharing for the HPOA and HPMA that is already in effect. This action makes the contributions tax deferred.

**Council Member Milne moved and Council Member Youssef seconded a motion to introduce, read by title only and waive further reading of Ordinance Bill No. 15-031. Motion carried 5-0.**

The Ordinance was read by title only.

16. **Adoption of Fiscal Year 2015-2016 Budget** – Interim City Manager Thornhill  
a. Adopt a resolution adopting the Fiscal Year 2015-2016 Budget.

**Resolution No. 4638**

**Gary Thornhill, Interim City Manager**, the City Council has previously held two workshops on the proposed budget. It is recommended that the City Council consider adoption at this time.

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, gave the City Council an overview of the proposed FY 2015/2016 annual budget. The budget includes projected revenues for the FY in the amount of \$35,914,300.00 and projected expenditures in the amount of \$41,058,937.00. The proposed budget included the approved CIP expenditures in the amount of \$808,800 and the addition of 8 positions in the amount of \$623,000. The projected deficit for the FY 2015/2016 is \$5,144,637.00. Leaving the City's projected reserves, as of June 30, 2016, at \$9,167,266.00. A pie chart showing the breakdown of the General Fund expenditures for the FY was displayed. City Administration (City Council, City Manager, City Clerk, Finance, Treasurer and Human Resources) is 8%. Public Safety (Police, Animal Regulation, Fire, Fire Prevention and Paramedic) is 74%. Recreation (Library, Parks and Simpson Center) is 6%. Development (Economic Development, Planning, Housing, Building, Code Enforcement and Engineering) is 12%.

**Council Member Raver**, expressed concern with an editorial placed in the Press Enterprise by Council Member Milne. Council Member Raver took exception with a statement made that the City Council has not made the hard decisions. Council Member Raver invited Council Member Milne to suggest some hard decisions at this time.

**Council Member Milne**, the former majority asked for competitive bidding for certain City provided services and one of the hard decisions was reversed after the fact. Council Member Milne expressed concern with the desire to do a measure to adopt by the voters an ordinance disallowing contracting of public safety services without a vote of the residents. Competitive bidding does not mean pitting agency against agency. Privatization might make sense in some cases. All that has been done is reduction in staffing, salaries and benefits. Until the City Council considers competitive bidding they are not ready to make the hard decisions to cut the budget. Council Member Milne is not willing to cut sworn police positions but in her opinion there are reductions that can be made. Council Member Milne hopes that some decisions will be made during the year and that options will be considered before the next budget. Council Member Milne does not agree with the addition of an Assistant city Manager.

**Council Member Raver**, the decisions that were made by prior City Councils did include reduction in personnel, salaries, benefits and even the closure of a Fire Station. Organization changes were made that should be complimented. Council Member Raver felt that all Council Members had the chance to recommend hard decisions to help balance the budget. No one is happy with this status quo budget, it is unsustainable. The City Council created an Ad Hoc Committee to look at options. This committee will work in coordination with the entire City Council, a consultant and the public. It is imperative that everyone drops the baggage of yesteryear and work to make this City whole.

**Council Member Milne**, I believe in competitive bidding and think there are services that can be privatized. I've expressed opposition to the ACM position and feel that the duties of the Housing Specialist can be provided other ways. The City Council Members were not elected to set up ad-hoc committees, you were elected to make the tough decisions. There are a lot of moving parts to public safety some of which can be contracted out like weed abatement. I too want to work at making the annual budget better for the City and residents.

**Council Member Youssef**, we have made cuts every year that I have been on council. I am also disappointed with the budget. There are decisions that we could have made like hiring the water consultant to look at ways to supplement the general fund. That may or may not have been substantial or even been possible but we won't know because it was voted against. Popular or not, we need to look at some competitive bidding options. I compliment the Mayor for the \$200,000 reductions that were made. We have made the tough unpopular decisions like franchising the Refuse Operation, eliminated employees and reducing salaries and benefits.

**Council Member Raver**, expressed opposition to the consideration of a private party operating the water because money provided to subsidize the general fund would be passed on to the rate payers. The City Council needs to spend this fiscal year find a way to not go into the City's reserves next fiscal year.

**Mayor Pro Tem Wright**, the City would be in more trouble right now if the decision to outsource fire was not overturned.

**Mayor Krupa**, appreciates the dialogue it is the job of the City Council to make policy decisions to correct this situation. We need to look at ways to increase revenues and streamline the City.

**Marie McDonald, Hemet**, expressed concerns raised by the Board of Directors of Hemet West Mobile Home Owners as well as various community members. There are strong feelings in the community that the previous council majority wanted to disband the City. Ms. McDonald expressed concern that the employees are unresponsive to the needs of the residents. Ms. McDonald expressed concern that the City has not communicated to the public the facts that lead the City this financial situation. Ms. McDonald feels that the community expects more cuts to be made before they would help. We understand you can't run the City like a business, because you can't make cuts across the board and you still have to provide the services. The number of employees has not changed in the last 5 years, it has been said that drastic cuts in personnel were made prior to that. However the proposed budget before you tonight is close to \$500,000 more than the budget presented earlier this month. If you want the residents to be part of the solution you shouldn't be adding to the deficit. If the City goes into bankruptcy they will cut everything except for safety services. Ms. McDonald suggested that those cuts be made now, close the library, close the parks, and don't approve any capital improvements, then the residents would help solve this crisis. Residents need to know that the City Council wants to save the City not the employees. The residents need to lose some of the amenities now.

**Gene Hickel, Hemet**, agrees with Ms. McDonald the residents are feeling the pain. The City Council should consider some of the suggestions made by Ms. McDonald. Mr. Hickel also said that public safety is the priority and no cuts should be made to public safety. The next priority is roads and the maintenance of roads. Mr. Hickel did his own calculation of revenue from the residents that concluded that each resident pays approximately \$30.00 per month for services which in his opinion is a bargain. Government is not a business and never will be. A businesses only priority is to make a profit. Government has only one priority and that is to serve the people. Business can cut because they are not selling as much or providing the same service. When government has to make cuts they still have to meet the same demands in some cases increasing demands. There are some pieces of the pie that can be outsourced.

**C.W. Cecchi, Hemet**, feels that the City should publicize what would happen to safety services if the City goes bankrupt.

**Ann Smith, Hemet,** personally feels that the Ad Hoc Committee needs a more diverse group of people to participate for different perspectives.

**Melissa Hernandez Diaz, Hemet,** you have a tough job. There are now more families moving in on government subsidies and that has not been dealt with. Ms. Diaz feels that the City could have brought more industry and educational institutes to Hemet.

**Council Member Raver,** the City contracts a lot of services. Current staffing levels are really low. The reason I believe that any one of us can't come up with a silver bullet to save this City is because the budget has already been cut. There hasn't been any new ideas that have not been considered. Our staff and the elected have busted their backsides to get this City straight. The sale of solid waste was it saving grace and I applaud the City Council that made that decision. There are no pockets of fat in this City they have not already been cut. Sure, the City Council can get rid of the library, the paramedics, close the parks and Simpson Center but that won't even be enough. We can't cut and be a full service City. If that's what the residents want you can tell us. We can't continue the way we are going. This Council and prior Councils have done the best they can to trim the budget. None of us are happy with this budget. We need to look at option to turn it around.

**Council Member Milne,** agrees that the City Council needs to make these decisions. Council Member Milne feels that the hard decisions were not made 20 years ago and wants to make sure that City Council in 20 years don't have to make these decisions. The promises made years ago are part of the problems.

**Mayor Krupa,** very good points have been made today. We have to start looking for options at the next meeting. We have to find different ways to provide the service to our community and help educate the residents. The community needs to understand the impact that the economy, the county, the state and the federal governments have placed on cities. We are between a rock and hard place with many unfunded mandates. Mayor Krupa encourage residents to call their representatives and voice their concerns.

**Mayor Krupa moved and Mayor Pro Tem Wright seconded a motion to approve the budget as presented. Motion failed 2-2-1. Council Members Milne and Youssef voted No. Council Member Raver Abstained.**

**Council Member Raver,** expressed concern with the projects in the CIP that were added to the budget. Council Member Raver would like to cut the funding for some of projects before approve the budget.

The City Council and staff discussed the projects that were included in the 5-year CIP approved on June 9<sup>th</sup> and the funding that was included in the proposed budget.

**Council Member Raver moved and Council Member Milne seconded a motion to re-open the discussion regarding the CIP adopted on June 9, 2015. Motion carried 4-1. Council Member Youssef voted No.**

The City Council and staff discussed the projects in detail that are funded by the general fund in FY 15/16. The City Council recommended that the newly formed Grant Ad-Hoc Committee and staff continue looking for alternative funding for the Capital Improvement Projects especially those funded by the general fund. It was recommended that the funding for the ERP System be reduced to \$200,000 for this FY.

**Council Member Raver made a motion that the ERP System funding be reduced by \$100,000 and the Community Camera Phase II be deleted from the FY 15/16 budget. The motion failed due to lack of a second.**

**Council Member Raver moved and Council Member Youssef seconded a motion to amend Resolution No. 4629 reducing the funding for Information Technologies ERP System by \$100,000 for FY 15/16. Motion carried 4-1. Council Member Raver voted No.**

**Council Member Youssef moved and Council Member Raver seconded a motion to approve the Fiscal Year 2015/2016 Annual Budget as amended. Motion carried 4-1. Council Member Milne voted No.**

17. **Discussion of formation of a City Council Grant Ad-Hoc Committee** – Interim City Manager Thornhill

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

**Council Member Youssef moved and Council Member Raver seconded a motion for form the Committee and appoint Council Member Milne and Mayor Pro Tem Wright to serve on it. Motion carried 5-0.**

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## **City Council Reports**

18. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Milne

1. Riverside County Habitat Conservation Agency (RCHCA)
2. Riverside Conservation Authority (RCA)
3. Disaster Planning Commission

B. Council Member Raver

1. Planning Commission
2. Traffic and Parking Commission
3. Riverside Transit Agency (RTA)
4. Riverside County Transportation Commission (RCTC)
5. Watermaster Board

C. Council Member Youssef

D. Mayor Pro Tem Wright

1. Park Commission
2. Riverside County Habitat Conservation Agency (RCHCA)
3. Ramona Bowl Association
4. League of California Cities
5. Western Riverside Council of Governments (WRCOG)

Mayor Pro Tem Wright attended SCAG's meeting as representative of WRCOG. The hot topic was "self driving cars" currently being tested.

Mayor Pro Tem Wright attended DVAC's Community Art Discussion along with representatives from both Chambers, John Jansons and Shanna Robb, President of the Art Alliance of Idyllwild. The goal is to get more art influence in the communities.

Mayor Pro Tem Wright along with fellow Council Members and City staff attended WRCOG's General Assembly. The Key Note speaker David Gerden, CNN Analyst and a former advisor for four presidents, was excellent.

E. Mayor Krupa

1. Riverside Conservation Authority (RCA)
2. Ramona Bowl Association

Mayor Krupa reported on upcoming events at the Bowl. Peter Pan starts on June 30<sup>th</sup>, tickets only \$5.00. Concerts Under the Stars, Thursday nights starting July 9<sup>th</sup> at 8:00 p.m., tickets \$5.00 - \$10.00. Zorro comes back beginning August 22<sup>nd</sup>. The role of Governor is between Chief Dave Brown and the Alex Ballard, Principal of West Valley HS.

3. Riverside Transit Agency (RTA)
4. Watermaster Board
5. Library Board
6. League of California Cities
7. Riverside County Transportation Commission (RCTC)
8. Western Riverside Council of Governments (WRCOG)

F. Ad-Hoc Committee Reports

1. West Hemet MSHCP Ad-Hoc Committee
2. Regent Development Agreement Ad-Hoc Committee
3. Diamond Valley Lake Recreation Ad-Hoc Committee

The next meeting is scheduled for July 29<sup>th</sup>.

4. Public Safety Ballot Measure Ad-Hoc Committee
5. Ad-Hoc Committee to Explore Revenue Options

G. Interim City Manager Thornhill

1. Manager's Reports
2. Follow-up on previous Communications from the Public

Gary Thornhill announce that the first community workshop for the Downtown Specific Plan will be held on July 8<sup>th</sup> at 5:30 p.m. upstairs in the Library.

Mayor Krupa sadly announced that Rosalie Moyer a long time Police Volunteer passed away June 21<sup>st</sup>.

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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 9:05 p.m.

16. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(d)(1)  
Names of case: *Padilla v. COH*  
*RSC Case No. MCC 1300847*
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Reconvened at 9:11 p.m.

## **City Attorney Closed Session Report**

17. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(d)(1)  
Names of case: *Padilla v. COH*  
*RSC Case No. MCC 1300847*

The City Council received a briefing on upcoming mediation and gave direction to the City Attorney. There was no additional reportable action.

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### **Future Agenda Items**

There were no future agenda items requested at this time.

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### **Adjournment**

Adjourned in memory of Rosalie Moyer at 9:12 p.m. to Tuesday, July 28, 2015 at 7:00 p.m.