



# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

November 10, 2015

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**6:30 p.m.**

**City of Hemet Council Chambers  
450 E. Latham Avenue**

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

*Please silence all cell phones*

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### Call to Order

Mayor Krupa called the meeting to order at 6:31 p.m.

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### Roll Call

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

ABSENT: None

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### Closed Session

#### Notice of Opportunity for Public Comment

There were no public comments presented at this time.

The City Council recessed to Closed Session at 6:31 p.m.

1. Conference with Real Property Negotiators  
Pursuant to Government Code section 54956.8  
Property: *APN: 456-050-013 and 022, Northwest corner of Sanderson and Stetson Avenues*  
Agency negotiator: *Interim City Manager Thornhill*  
Negotiating parties: *Rich Development, Inc. and Page Plaza Partners, LLC*  
Under negotiation: *Acquisition, Price and Terms*

**Council Member Youssef**, recused himself at 6:47 p.m. from the discussion of Item No. 1 due to close proximity to his primary residence.

2. Conference with Real Property Negotiators  
Pursuant to Government Code section 54956.8  
Property: *APN: 443-140-013, 410 E. Devonshire*  
Agency negotiator: *Interim City Manager Thornhill*  
Negotiating parties: *Ramin Bral Roxbury Properties*  
Under negotiation: *Acquisition, Price and Terms*
  3. Public Employee Appointment  
Pursuant to Government Code section 54957  
Title: *City Manager*
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## REGULAR SESSION

7:00 p.m.

City of Hemet City Council Chambers  
450 E. Latham Avenue

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### Call to Order

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

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### Roll Call

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

ABSENT: None

Others present: Interim City Manager Thornhill, City Attorney Vail and City Clerk McComas

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### Invocation

Sylvia Karcher, Hemet-San Jacinto Interfaith Council

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### Pledge of Allegiance

Steve Latino, Engineering Director/City Engineer

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## City Attorney Closed Session Report

4. Conference with Real Property Negotiators  
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Under negotiation: Acquisition, Price and Terms

**The City Attorney reported that there was no reportable action.**

5. Conference with Real Property Negotiators  
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Negotiating parties: *Ramin Bral Roxbury Properties*  
Under negotiation: Acquisition, Price and Terms

**The City Attorney reported that there was no reportable action.**

6. Public Employee Appointment  
Pursuant to Government Code section 54957  
Title: *City Manager*

**The City Attorney reported that there was no reportable action.**

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## **City Council Business Consent Calendar**

7. **Approval of Minutes** – October 27, 2015
8. **Receive and File** – Warrant Registers
  - a. Warrant registers for October 15, 2015 in the amount of \$1,639,973.91 and October 29, 2015 in the amount of \$1,125,061.28. Payroll for the period of October 12, 2015 to October 25, 2015 was \$645,472.74.
9. **Recommendation by City Manager** – Third Amendment to Lease of Real Property with Amerco Real Estate
  - a. Approve the Third Amendment to Lease of Real Property located at 250-256 East Meier Street to Amerco Real Estate, DBA: U-Haul Center, Hemet, CA; and
  - b. Authority the Interim City Manager to execute the lease amendment.
10. **Recommendation by Police** – 2015 State Homeland Security Program (SHSP) Grant for Purchase of Interoperable Handheld Radios
  - a. Accept the 2015 State Homeland Security Program Grant in the amount of \$78,267; and
  - b. Approve the grant-funded purchase of thirteen (13) Harris handheld radios from vendor, Hi-Desert Communications; and
  - c. Authorize the City Manager to approve the purchase requisition in the amount of \$78,267; and
  - d. Authorize the finance department to establish an expenditure account and budget in the amount of \$78,267.
11. **Recommendation by Public Works** – First Amendment to Agreement for Hazardous Waste Disposal Contract for Hazardous Waste Hauling, Disposal and Recycling Services
  - a. Approve the First Amendment to Agreement for Hazardous Waste Disposal Contract with Hunter Consulting, Inc. dba HCI Environmental & Engineering Service (HCI) provides hazardous waste hauling, disposal and recycling services; and
  - b. Authorize the Interim City Manager to execute First Amendment to Agreement for Hazardous Waste Disposal with HCI.
12. **Recommendation by Public Works** – Award of Funding for City-County Payment Program for Fiscal Year 2014/2015 through the State of California Department of Recycling Resources and Recovery – Supplemental Appropriation
  - a. Accept funding award in the amount of \$21,662 from the State of California, Department of Recycling Resources and Recovery, through the 2014/2015 City/County Payment Program; and
  - b. Authorize the Deputy City Manager/Administrative Services Director to record revenues to the Miscellaneous Recyclables (Account #686-0454) in the amount of \$21,662; and
  - c. Establish operating budget of \$21,662 in the Public Works Administrative Fund 686-4150-2801 for miscellaneous litter abatement, the purchase of park/playground equipment manufactured from recycled materials and recycling bins.

13. **Recommendation by Human Resources** – Agreement for City Physician Services with Manikanda Raja, M.D., Inc.
  - a. Approve an Agreement for Services with Manikanda Raja M.D., Inc. for a three year period commencing on the date of execution by the Interim City Manager in the amount not to exceed \$60,000. With an option to extend the contract for two additional one year terms; and
  - b. Authorize the Interim City Manager to execute the approved Agreement for Services.
  
14. **Recommendation by IT** – Cooperative Purchase – Microsoft Enterprise Licensing Agreement Renewal
  - a. Approve a Software License Agreement by and between the City of Hemet (City) and SoftwareONE (vendor), for the purchase of a three-year Microsoft Enterprise Licensing Agreement; and
  - b. Authorize the Interim City Manager to execute the agreement.
  
15. **Recommendation by Fire** - FY15 Homeland Security Award – Community Emergency Response Team (CERT)
  - a. Accept the grant approved by the California Office of Emergency Services (CalOES) for the Riverside County’s FY15 State Homeland Security Program (SHSP) for the Community Emergency Response Team (CERT) Program awarded to the City of Hemet Fire/EMS Department in the amount of \$11,703.
  
16. **Recommendation by Fire** – SHSP Grant for Active Shooter Incidents
  - a. Accept the grant from the State Homeland Security Program (SHSP) in the amount of \$30,004 for the period of October 21, 2015 – May 31, 2017; and
  - b. Amend the budget in the Public Safety Grant Fund #232 to reflect the award amount of \$30,004 to cover the cost of purchasing equipment for responding to Active Shooter Incidents.
  
17. **Recommendation by Fire** – FY2015 Emergency Management Performance Grant (EMPG) Award
  - a. Accept the grant approved by the California Office of Emergency Services (CalOES) for the Riverside County’s FY15 Emergency Services Coordinator (50% of the salary to support the Hemet Fire/EMS Department program.

Item Nos. 10, 11, 12, 15, 16 and 17 were removed from the Consent Calendar. **Council Member Youssef moved and Mayor Pro Tem Wright seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 5-0.**

Item No. 10

**Police Chief Brown**, gave the City Council a brief overview of the request. These quad band radios are interoperable and will work with Public Works and Hemet Fire.

**Gary Thornhill, Interim City Manager**, explained that there was a discrepancy in the bid results and requested that this item be continued to December 8, 2015.

Item No. 11

**Council Member Milne**, requested general clarification for the public.

**Kris Jensen, Public Works Director**, this is for the hazardous waste that is generated by the operations of the Corporation Yard, such as the disposal of light bulbs, oil and hydraulic fluid. The City conducted a competitive bid in 2012 for these services at which time a 3 year bid was awarded. This is a request to exercise our right to extend the contract for a period of one year.

The City Council and staff discussed the timeframe of contracts and automatic extensions. There is no legal limit to the timeframe of a contract or the number of and timeframe for extensions, 3 to 5 years is the recommendation.

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

Item No. 12

**Council Member Milne**, requested a general overview for the public.

**Kris Jensen**, the City-County Payment Program is a grant that the City receives non-competitively tied to amount of beverage containers recycled and reported for the City. The City has to complete an application that explains what the money will be used for. It is our current intention to purchase some park equipment and set aside some of the funds for clean-up projects. The funds can be redirected with approval from the State.

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

Item No. 15, 16 and 17

**Mayor Krupa**, asked about the kevlar vests purchased several years ago.

**Fire Chief Brown**, explained that safety equipment has a useful service life and it is time to replace this equipment. Unfortunately firefighters also need to worry about being shot at. Along with the vests we are ordering ballistic helmets and tactical gear. We are pleased that we were able to secure the funding. A key to this program is the coordinated effort with the Police Department.

**Mayor Krupa**, asked for an update on the City's Disaster Preparedness and CERT Training programs.

**Chief Brown**, we are focusing on three key areas. First focus is the City's operational readiness of the EOC and the coordination with internal and external agencies. The City just graduated 6 CERT Teams. Public Awareness and the individual responsibility is a huge task being completed by Marie Davis. We are using El Nino as an obvious focus. Operationally we are working together with the other City Departments to be prepared.

**Council Member Raver**, asked when the requested presentation for Riverside County Flood Control will be.

**Chief Brown**, the City is holding a "Disaster Summit" on November 18th. At this time we have not received a commitment from RCFC for a briefing.

**Mayor Pro Tem Wright**, asked if the active shooter training includes City offices.

**Chief Brown**, we will be including City Hall and hope to use a train the trainer approach to minimize the cost. HUSD is actively involved with the City in these training efforts.

**Mayor Krupa moved and Council Member Milne seconded a motion to approve these items as presented. Motion carried 5-0.**

## Communications from the Public

**Dennis Kay, Hemet**, resident for 5.5 years in the Del Web area. Mr. Kay expressed concern with the changes and the loss of businesses because of vendors that are able to operate on the side of the street without a business license or regulations.

**Mr. Kay was referred to Community Development Director.**

**Natasha Brown, Hemet**, expressed concern with the impending El Nino. Ms. Brown lives near the Seattle Basin where 77 homes could be affected. Ms. Brown left pictures of the flooding that occurred last year. We have talked to Engineering, the basin is managed by a pump. Additional pumps can be added.

**Ms. Brown was referred to Engineering Director and Public Works Director.**

**Barry Barnes, Hemet**, expressed concern that there not enough community resources for parolees. Mr. Barnes has been in Hemet for 2.5 years, he is required to seek and gain employment but there is no assistance in finding a job.

**Mr. Barnes was referred to the Police Chief**

**Jim Pangrazzi, San Jacinto**, the FBI 2014 crime stats are out. Violent Crimes for both cities went down. However murders in Hemet increased. Mr. Pangrazzi also expressed concern with the prostitution in Hemet.

**Mayor Krupa noted that prostitution is down as a result of the efforts of Florida First and Project Hope.**

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## Discussion/Action Item

18. **Quarterly Budget Update – As of September 30, 2015** – Deputy City Manager/Administrative Services Director Hurst

a. Receive and file the quarterly budget report.

**Gary Thornhill, Interim City Manager**, in July, the City Council asked for quarterly updates on the budget to make sure that we are on track with our projections.

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, gave the City Council a quarterly financial update through September 30, 2015. It is anticipated that 25% of the revenues have been collected and 25% of the expenditures have been spent. That is not the case, actual figures vary. Actual: Revenue 14.32% has been collected. Sales tax is approximately 2 months behind, only July has posted. Property tax collections occur January through June, the second half of the fiscal year. Expenditures 21.49% has been expended. Staff vacancies will reduce expenses. Large purchases do not occur within first quarter as staff prepares new PO's and post previous fiscal year accruals. Retiree medical savings will be re-calculated at the end of the fiscal year and savings distributed to contributing funds, including General Fund. The incentive plan allowed for plan changes effective October 1<sup>st</sup>. The different nature of the other funds results in uneven revenue collection or spending depending on the nature of the particular fund. The City has approximately 40 additional funds citywide: 11 internal services; Water enterprise fund; and 9 special revenue funds. Water has collected 18.28% of the revenue due to conservation measures. Newly adopted water rates are not effective until October 1<sup>st</sup>. Water has expended 11.67% of expenditures due to staff vacancies and large projects/major purchases that will occur later in the fiscal year.

**The City Council thanked Ms. Hurst for the update.**

19. **Supplemental Appropriation – 250 E. Meier Demolition and Abatement –**  
Public Works Director Jensen
- a. Approve supplemental appropriation in account number 683-2200-2400 (Liability Insurance-Contract) in the amount of \$254,000; and
  - b. Authorize the Interim City Manager to negotiate a contract with the lowest responsible bidder for demolition/hazardous substance abatement services not to exceed \$750,000, and to execute and administer the contract to completion.

**Kris Jensen, Public Works Director**, previously the City Council gave staff direction to move forward with the demolition of the structure at 250 E. Meier Street. The bids came back higher than expected. Staff is requesting that the City Council give the City Manager authority to negotiate a contract and requesting additional funding. 4 pre-qualified vendors were invited to submit bids. The bids were received but have not been completely reviewed. The bids range from \$620,000 to \$725,000. Initial request was for \$546,000 for the demolition. Staff is requesting an additional \$254,000 from the insurance fund for a total of \$750,000 project fund allowing for the negotiation of the contract with the lowest responsible bidder. Staff does anticipated coming in under that amount. This project does not impact General Fund. Staff is also applying for a \$200,000 EPA Brown Field Grant.

**Gary Thornhill, Interim City Manager**, we are requesting this approval so the work can be completed prior to the rains. The contractors have 45 days to complete the work weather might delay that.

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

20. **Western Riverside Council of Governments (WRCOG) "BEYOND Framework Fund" Concept Proposals –** Interim City Manager Thornhill
- a. Consider and discuss the "Beyond Framework Fund" project proposals outlined by staff and provide direction to staff regarding project priorities for submission to WRCOG.

**Gary Thornhill**, residual funds received from the HERO Program. Email requesting direction for the use of the \$87,000 was received about one week ago.

**Police Chief Brown**, staff knew this money was coming and programmed it into the first year of the five-year plan to offset the General Fund expenditures on the Downtown Specific Plan.

**Council Member Milne**, expressed concern that the money is being used for the Downtown Specific Plan and asked if there was another use for this money given the strings attached such as a Capital Improvement Project.

**Mr. Thornhill**, there might be other projects but anytime we can offset General Fund expenditures it is a benefit to the City.

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

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## City Council Reports

21. 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

**Council Member Milne**, invited the Police and Fire Departments to McSweeny Elementary for Red Ribbon Week. Council Member Milne thanked them for their participation it was well received.

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

Attended the League's General Leadership Meeting where WRCOG's programs like the BEYOND Framework were discussed. Concern was expressed that WRCOG's decision deadlines do not allow time for elected officials to ask for a consensus of their entire City Councils. It was recommended that WRCOG consider changing their policy to allow more time.

5. Western Riverside Council of Governments (WRCOG)

E. Mayor Krupa

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

Mayor Krupa reported that "Boo at the Bowl" was successful.

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)

Mayor Krupa attended WRCOG's Meeting to present the nexus study for the proposed TUMF increase. Mayor Krupa requested a discussion at a future Council Meeting.

F. Ad-Hoc Committee Reports

1. Diamond Valley Lake Recreation Ad-Hoc Committee (January 27, 2015)
2. Public Safety Ballot Measure Ad-Hoc Committee (January 27, 2015)
3. Ad-Hoc Committee to Explore Revenue Options (May 26, 2015)
4. Grant Ad-Hoc Committee (June 23, 2015)

G. Interim City Manager Thornhill

1. Manager's Reports
2. Veterans Day Event

**Gary Thornhill, Interim City Manager**, the Veteran's Day Event is 10:00 a.m. tomorrow at Gibbel Park.

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## **Future Agenda Items**

WRCOG's Nexus Report for proposed TUMF Increase

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## **Adjournment**

Adjourned at 8:11 p.m. to Tuesday, December 8, 2015 at 7:00 p.m.