



# AGENDA

## REGULAR MEETING OF THE HEMET CITY COUNCIL

November 15, 2016

---

6:00 p.m.

City of Hemet Council Chambers  
450 E. Latham Avenue

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

*Please silence all cell phones*

---

### Call to Order

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

---

### Roll Call

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

ABSENT: None

---

### Work Study

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

1. Draft Hemet-Ryan Airport Land Use Plan – Community Development Director Elliano **Deanna Elliano, Community Development Director**, gave the City Council a powerpoint presentation regarding the proposed Hemet-Ryan Airport Land Use Plan (ALUP). An aerial of the Hemet-Ryan Airport and surrounding land was displayed. State law mandates all counties to have a functional Airport Land Use Commission (ALUC), and to establish ALUPs for every airport within their jurisdiction. Caltrans Division of Aeronautics administers the statute and the Airport Land Use Planning “Handbook” to provide guidance for the formation of local Airport Land Use Plans. The County of Riverside adopted a Countywide Airport Land Use Plan in 2004, which serves as a baseline policy document for all the local plans. Each individual ALUP can include modified or supplemental policies for a particular airport. The existing Hemet-Ryan Airport Comprehensive ALUP was adopted in 1992, and pre-dates the Countywide Policies. Riverside County ALUC is proposing a new 2016 Hemet Ryan ALUP which was set for public hearing before ALUC on Dec. 8, 2016. The purpose of this workstudy is to introduce the City Council to the proposed Plan. Provide an overview of the changes between the existing 1992 Plan and the proposed 2016 Plan. Present Staff’s preliminary review and concerns for City Council direction regarding formal comments to the ALUC on the Plan. The Public Review period for the proposed ALUP and Negative Declaration is November 7<sup>th</sup> to December 7<sup>th</sup>, 2016. The ALUC Public Hearing on the Plan is December 8, 2016. An aerial of the 1992 Hemet-Ryan Airport Plan Zones and a map of the Airport Land Use Compatibility Zones were displayed. The definition and land uses for 1992 Compatibility Zones were: Area 1 – Extreme Risk and High volume of aircraft – Agriculture & Open Space; Area II – High Risk and High volume with turning movements – Residential density at 1 du/2.5 acre., some restrictions of commercial/industrial intensity; Transition Area – 330 feet inside Area II boundary and 660 feet outside of Area II – Residential density not more than 20 d.u./acre,

commercial, industrial uses permitted with some restrictions on places of assembly; Area III – Moderate Risk – No land use restrictions, disclosure requirements of airport location. There are no changes in airport operations proposed at this time. There is a primarily small recreational aircraft, helicopters, and Cal Fire aircraft. There are no planned expansions of the runway to the West due to MSHCP and habitat concerns. There is a proposed “Displaced Threshold” of 500 foot runway extension to the East, to assist in take off. The primary changes are related to application of the Countywide Airport Policies and establishment of 6 Airport Zones, similar to the Caltrans model. The Airport Layout Plan for the Hemet-Ryan Airport Master Plan was displayed. A Compatibility Factors Map (Noise and Overflight) was displayed. A map indicating Projected Noise Contours – 2036 and an Airport Airspace Plan was displayed. A map showing the 6 proposed Compatibility zones was displayed. The proposed Compatibility Zones are:

- Airport Zone A: Runway Protection Zone - residential density is 0, all structures and assemblages of people are prohibited.
- Airport Zone B1: Inner Zone – 1 du/20 acre, multiple uses are prohibited, 30% open land.
- Airport Zone B2: Adjacent to Runway – 1 du/10 acre, multiple uses are prohibited, no open land.
- Airport Zone C: Extended Approach/Departure – 1 du/5 acre, Schools, day care, hospitals, nursing homes, libraries, buildings over 3 stories are prohibited, 20% open land.
- Airport Zone D: Traffic/Noise Patterns – 1 du/2.5 acre or greater than 4.5 du/acre, noise sensitive uses hazards to flight, 10% open land.
- Airport Zone E: Airport Environs – no residential density limit and no prohibited uses.

A graph with the maximum non-residential intensity (people per acre) was displayed for each Compatibility Zone for the Caltrans handbook, County Plan, Proposed Plan and with bonuses. The ALUP proposed higher densities than the City’s General Plan, County of Riverside and the Winchester MAC. Staff will request that this override be considered and grandfathered. Maps showing the Planned Land Uses for the City of Hemet and County of Riverside were displayed. An aerial with the ALUP comparison was displayed. Aerials of the Northeast and Southeast Area Compatibility Zones were displayed. The potential issues are: Expansion of Compatibility Zone areas to the east (C and D) and impact on infill commercial areas due to new intensity factors; Potential limitation on infill commercial development – although intensity per acre is higher than countywide plan; Impact on approved specific plans and status of previous “overrides”; Residential development densities in the “D” zone – “the donut hole”; “Open Land Area” requirements in C and D zones; and Environmental Analysis of the proposed ALUP. Staff will request the following changes to the policies.

- 1) No restriction on residential densities in Zone D – should be determined by City’s general plan and zoning. Alternatively, set at 3.0 du/net acre and above. Sensitive and large assembly uses discouraged.
- 2) Allow greater flexibility for infill commercial and industrial intensities in Zone C and D.
- 3) Open land areas to be determined at macro scale (GP & SP) not individual (10+ acre) projects. Designate existing features such as Salt Creek Channel, Stetson, Warren Road, vernal pools, etc. as open land requirement.
- 4) Recognize adopted Specific Plans and projects having previously received “overrides” as being consistent with the ALUP.

Concerns have been expressed by Benchmark Pacific, the Hemet Valley Mall and Mr. Sheer of the Regal Theaters. The next steps are to obtain City Council direction on suggested comments and changes to the ALUP policies. Staff will prepare a comment letter to ALUC to be submitted during the public review period. Staff will continue to meet with ALUC staff to discuss our concerns regarding the plan policies. If ALUP is adopted by the ALUC, the City has 180 days to amend our General Plan to be consistent with the Plan.

The City Council and staff discussed the pending projects and the impact the proposed plan would have on them. Sanderson Square Specific Plan is approved without an override, staff is hoping that it will be grandfathered. To approve an override, the City Council must make findings, post for 60 days, then ALUC reviews. The City has previously successfully used overrides, most were based on the fact that the current 1992 plan was antiquated.

**The City Council gave staff direction to prepare and present a letter expressing the City's concerns.**

The Public Hearing will be held at EMWD on Trumble Rd. on December 8<sup>th</sup>.

---

## **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 6:50 p.m.

2. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(d)(1)  
Names of case: People v. Amir Najeeb Dawud, Case No. BAM1603602
  
  3. Conference with Legal Counsel - Anticipated Litigation  
One (1) matter of significant exposure to litigation pursuant to Government Code section 54956.9(a) & (d)(2) & (4)
- 

## **REGULAR SESSION**

**7:00 p.m.**

**City of Hemet City Council Chambers**

**450 E. Latham Avenue**

---

### **Call to Order**

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

---

### **Roll Call**

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

ABSENT: None

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

---

## Invocation

Invocation was given by Council Member Youssef

---

## Pledge of Allegiance

Pledge of Allegiance was led by Council Member Youssef

---

## City Attorney Closed Session Report

4. Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code section 54956.9(d)(1)

Names of case: People v. Amir Najeeb Dawud, Case No. BAM1603602

**The City Council received an update and gave direction to the City Attorney. There was no additional reportable action.**

5. Conference with Legal Counsel - Anticipated Litigation

One (1) matter of significant exposure to litigation pursuant to Government Code section 54956.9(a) & (d)(2) & (4)

**This item was not discussed.**

---

## Presentations

6. Cool Planet Award

**Kristen Jensen, Public Works Director**, introduced Steve Wolny, Facilities Manager and Tyler Master and Anthony Sagura from WRCOG.

**Anthony Sagura, WRCOG**, WRCOG along with SCE and the Climate Registry are here to present Hemet with the prestigious Cool Planet Champion Award. The City of Hemet participates in the Western Riverside Energy Leadership Partnership (WRELP) whose goal is to promote energy efficiency in municipal operations and facilities as well as leading by example in community conservation efforts.

**Nola Hastings, Climate Registry**, explained the Climate Registry's mission. The Climate Registry in partnership with SCE administers the Cool Planet Project.

**JoAnna Chang, SCE**, on October 25<sup>th</sup> at the Huntington Library in San Marino, SCE and the Climate Registry hosted a Cool Planet Award Ceremony to recognize SCE customers who demonstrated exemplary leadership in energy and carbon management. Ms. Chang explained the evaluation and selection process. Ms. Chang highlighted the City of Hemet's energy efficiency actions. There were 21 award recipients this year. The City of Hemet was recognized at the Cool Planet Award Champion based on their efforts. Ms. Chang recognized Steve Wolny and Kristen Jensen for their efforts.

7. Recognition of City of Hemet Park Department Employees

**Kristen Jensen, Public Works Director**, after a presentation to the City Council regarding the State's recommendation to consider contracting out the maintenance of the City Park's it was apparent to the City Council that the City's Park Department employees do a tremendous job that includes a number of other duties as assigned. The City Council requested an opportunity to recognize the following employees:

Mauro Lozoya, Park Maintenance Supervisor  
Tony Rodriguez, Maintenance Worker II  
Arturo Navaro, Maintenance Worker II  
Kurt Mikolacik, Lead Maintenance Worker

8. Proclamation proclaiming November 17<sup>th</sup> as World Pancreatic Cancer Day  
**Mayor Wright**, read the proclamation regarding World Pancreatic Cancer Day.
- 

## **City Council Business Consent Calendar**

9. **Approval of Minutes** – October 25, 2016
10. **Approval of Minutes** – November 3, 2016
11. **Receive and File** – Investment Portfolio as of September 2016
12. **Receive and File** – Warrant Register
- a. Warrant register dated October 27, 2016 in the amount of \$881,992.78. Payroll for the period of September 26, 2016 to October 9, 2016 was \$626,180.70.
13. **Recommendation by Information Technology** – Renewal of Annual Support and Maintenance for Microsoft Enterprise Software Licensing
- a. Approve year two of the three-year Microsoft Enterprise Software License Agreement by and between the City of Hemet and SoftwareONE in the amount of \$92,229.64; and
- b. Authorize the City Manager to approve purchase orders in support of this purchase.
14. **Recommendation by Information Technology** – Renewal of Annual Support and Maintenance for Tyler Technologies Eden ERP Financial Software
- a. Approve the annual support and maintenance for continued use of the Tyler Technologies Eden ERP Financial Software in the amount of \$57,860.09; and
- b. Authorize the City Manager to approve purchase orders in support of this purchase.
15. **Recommendation by Information Technology** – Renewal of Annual Support and Maintenance for ESRI Small Government Enterprise Licensing
- a. Approve year two of the three year ESRI Small Government Enterprise Licensing Agreement (SGELA) by and between the City of Hemet and Environmental Systems Research Institute (ESRI) in the amount of \$50,000; and
- b. Authorize the City Manager to approve purchase orders in support of this purchase.

16. **Recommendation by Finance** – Destruction of Certain Records
  - a. Adopt a resolution authorizing the destruction of certain records.  
**Resolution No. 4723**
  
17. **Recommendation by Community Development** – Fourth Amendment to the Consultant Services Agreement between the City of Hemet and BMLA, Inc.
  - a. Approve the Fourth Amendment to the Consultant Services Agreement between the City of Hemet and BMLA, Inc., maintaining the original contract pricing and extending the term of the Agreement to June 30, 2017; and
  - b. Authorize the City Manager to execute the Fourth Amendment to the Consultant Services Agreement with BMLA, Inc.
  
18. **Recommendation by Library** – EnvisionWare 24/7 Book Kiosk
  - a. Approve the purchase of \$300,000 for EnvisionWare’s 24/7 Book Kiosk as approved in the 2016-17 Capital Improvement Plan using Development Impact Fees.
  
19. **Recommendation by Community Development** - Peppertree Project Tract 29843 - Amendment to Takeover Agreement
  - a. Approve the Amendment to the Takeover Agreement and Authorize the City Manager to execute the Agreement on behalf of the City.
  
20. **Recommendation by Public Works** – Second Amendment to Agreement for Hazardous Waste Disposal Contract for Hazardous Waste Hauling, Disposal and Recycling Services
  - a. Approve the Second Amendment to Agreement for Hazardous Waste Disposal Contract with Hunter Consulting, Inc. dba HCI Environmental & Engineering Service (HCI) provide hazardous waste hauling, disposal and recycling services; and
  - b. Authorize the City Manager to execute Second Amendment to Agreement for Hazardous Waste Disposal with HCI; and
  - c. Authorize the City Manager to execute a purchase change order in support of the extended agreement.
  
21. **Recommendation by Public Works** – Radio Read Water Meters
  - a. Approve the purchase of radio read meters from HD Supply Water Works of Santa Ana in the amount of \$581,580; and
  - b. Authorize the City Manager to execute purchase orders in support of the purchase; and
  - c. Authorize the hiring of seven part-time temporary employees to assist with the installation of meter equipment and input of billing data; and
  - d. Authorize the Deputy City Manager to record a supplemental appropriation in Water Fund 571 in an amount of \$644,580 to support the costs of the meters (\$581,580) and the costs of temporary help (\$63,000).

22. **Recommendation by Public Works** – Vehicle Purchase to Fritts Ford of Riverside, CA
  - a. Approve the purchase of one Ford F750 with Dakota service bed option from Fritts Ford of Riverside, CA, in the amount of \$108,351.06; and
  - b. Authorize the City Manager to execute purchase orders in support of the purchase; and
  - c. Declare vehicle #9011 as surplus and to be sold at auction.
  
23. **Recommendation by Public Works** – Vehicle Purchases to Gosch Ford of Hemet
  - a. Approve the purchase of two (2) Ford F-150 XL Pickup Trucks from Gosch Ford Group of Hemet, CA in the amount of \$53,026.46 for the Water Department; and
  - b. Approve the purchase of one (1) Ford Explorer XLT from Gosch Ford Group of Hemet, CA in the amount of \$36,594.55 for the Facilities Maintenance Division; and
  - c. Authorize the Deputy City Manager/Administrative Services Director to re-allocate current savings realized in Water Equipment Placement Fund No. 380-9000 to fund the Water vehicle purchases; and
  - d. Authorize the City Manager to execute purchase orders in support of the purchases; and
  - e. Declare Unit No. 9025 as surplus to be sold at auction.
  
24. **Recommendation by Public Works** – Vehicle Purchase to Reynold’s Buick of Covina
  - a. Approve the purchase of One 2017 GMC Sierra 3500HD 4WD Double Cab with Dump Body to Reynold’s Buick of Covina, CA in the amount of \$46,737.02; and
  - b. Authorize the City Manager to execute purchase orders in support of the purchase; and
  - c. Declare Unit No. 4208 as surplus to be sold at auction.
  
25. **Recommendation by Engineering** – Construction Contract for the Gilbert Street Sewer Main Replacement Project – CIP No. 5623
  - a. Approve the plans and specifications for CIP 5623; and
  - b. Adopt a resolution to award the construction contract in the amount of \$185,830.00 to the lowest responsive and responsible bidder, TBU, Inc. and determining the cost estimate of the city and construction contract amount of \$185,830.00 are reasonable pursuant to Hemet Municipal Code Sec. 2-358(3) **Resolution No. 4724**; and
  - c. Authorize the City Manager to execute contracts and related documents and file the Notice of Completion upon satisfactory completion of the project; and
  - d. Authorize the City Manager to execute change order(s) up to \$25,000 for a total authorized expenditure of \$210,830.00.
  
26. **Recommendation by Engineering** – CIP 5641 CUP 14-006 Takeover – Webb and Associates Professional Services Contract for Engineering Construction Management and Inspection Services
  - a. Approve a Professional Services Agreement with Albert A Webb Associates, of Riverside, California to provide Engineering, Construction Management and Inspection Services for CIP 5641 in the amount of \$138,450.00.

27. **Recommendation by Engineering** – CIP 5635 Well 10A – Professional Services Contract for Construction Management and Inspection Services
- a. Approve the Professional Services Agreement with Albert A Webb Associates, of Riverside, California to provide Construction Management and Inspection Services for the construction of Well 10A, CIP 5635 in the amount of \$126,267.00.

Item Nos. 16, 21, 22, 23, 24 and 25 were removed from Consent Calendar. **Council Member Youssef moved and Council Member Krupa seconded a motion to approve the remaining Consent Calendar items as presented.**

Item No. 16

**Council Member Milne**, expressed concern that financial documents are being destroyed. **Jessica Hurst, Deputy City Manager/Administrative Services Director**, the City's adopted Records Retention Policy allows records to be destroyed after a designated period of time. The audit for these periods have been completed and reviewed. The electronic record still exists.

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

Item No. 21

**Mayor Wright**, asked about quantity being order and possible price break to order all of the meters at once.

**Kristen Jensen, Public Works Director**, this order is for 3,200 which is 1/3 of the system. The meters have a life span of 5 to 10 years. The current meters were purchased in 2005/06. The last time 9,500 were ordered and installed, this time the intent is to stagger the installation over a couple years. The request includes 10 part-time employees to do the 3200 exchanges over a 5 to 6 month period.

**Mayor Wright**, this type of equipment can be funded by the State Water Board. Mayor Wright encouraged Staff to apply for funding for the remainder of the meters.

The City Council and staff discussed the purchase and possible funding. 3,000 of the systems meters are being read manually and need to be replaced. Grant funding will take at least 5 months for approval and will not cover equipment previously purchased.

**Ms. Jensen**, the meters are being funded by Water Reserves, if bonding is approved the reserves will be reimbursed.

**Mayor Wright**, recommended that staff look into the Water Infrastructure Finance Program.

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

Item Nos. 22, 23 and 24

**Council Member Milne**, asked why all of the vehicle were not purchased locally and where the funding is coming from.

**Kristen Jensen, Public Works Director**, the funding is available in Equipment Replacement. Item No. 22, funding was set aside 10 years ago for two F550's. The amount would not cover the cost of 2. It was determined that one F750 would carry the load of the meters and leave money to offset the purchase of the F150's. Item No. 23, these two F-150's where based on the State's Conservation Order.

**Council Member Krupa**, expressed concern that the other bidders were not given the opportunity to bid on a GMC.

**Ms. Jensen**, the bid is not make specific, just includes vehicle specifications. All bidders have the opportunity to present their bids that meet the specifications.

**Council Member Milne**, asked about the balance in the Vehicle Replacement Fund.

**Ms. Jensen**, each division has its own Vehicle Replacement Fund, for Water we have used our allotment and need to start setting aside again.

**Mayor Wright**, asked why all of the vehicles are being purchased all at once.

**Ms. Jensen**, the funding is available and the bid process is time consuming. The vendor quotes expire after a period of time.

**Council Member Youssef**, the money for these purchases has been set aside. In the future, Council Members should remember that a new employee means another truck.

**Mayor Pro Tem Raver moved and Council Member Youssef seconded a motion to approve Item Nos. 22, 23 and 24 as presented. Motion carried 5-0.**

#### Item No. 25

**Council Member Krupa**, thanked staff.

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

**Mayor Wright**, recognized Boy Scout Troop #408 observing the Council Meeting.

---

## **Communications from the Public**

**Tyler Masters, WRCOG**, Program Manager for the Street Light Demonstration Area. This Demonstration Area is part of an overarching Regional Program to acquire, retrofit, and maintain SCE streetlights. There is a large interest in making them cost effective and efficient, while considering public safety requirements. This is the most comprehensive Street Light Demonstration Area bringing together 12 LED Streetlight manufacturers. The Demonstration Area allows the public to provide input on the type of streetlights they would most like to see in their communities. November 10<sup>th</sup> and November 14<sup>th</sup> were the first two guided bus tours that brought together over 50 representatives from surrounding agencies. Mr. Masters encourage people to read the well written article in the Press Enterprise regarding the Demonstration Area. We already have over 60 RSVP's for the last two tours scheduled for November 29<sup>th</sup> and December 7<sup>th</sup>, the WRCOG elected officials are encouraged to attend. Mr. Master's thanked the City for hosting this project, the level of service from City staff has been amazing. I've enjoyed your City from sunrise to sunset and beyond. Thank you to Steve Wolny, Kristen Jensen and Alex Meyerhoff.

**Howard Rosenthal, Hemet**, thanked the City Council members that gave the voters the right to vote for both Measures E and U and their continued support. Mr. Rosenthal thanked the heroics of Hemet Police Department and Hemet Fire Department employees. Both Departments are understaffed and still do amazing work. Mr. Rosenthal hopes when the new City Council is seated they will consider re-affirming Resolution No. 4703 to confirm their commitment to spend Measure U as Measure E was intended. Mr. Rosenthal recommended that the City Council appoint the Oversight Committee at the December 13, 2016 City Council Meeting. The first direction to staff should be to look immediately, in an urgent way, at the homeless situation and the destructive force they have been on the businesses of this City. It

is also recommended that you focus changing Hemet's business and customer service reputation. The City of Hemet has an opportunity to change the perception, the reputation and the stability of Hemet.

**Karlee Meyer, Hemet**, expressed disappointment that the City Council just voted to spend \$1.5 million right after the residents approved Measure U.

---

## Public Hearing

### 28. **Municipal Code Amendment to Chapter 14 (Buildings and Building Regulations)** – Community Development Director Elliano

- a. Conduct a public hearing; and
- b. Adopt an ordinance approving amendments to Chapter 14 of the Hemet Municipal Code (MCA 16-001), incorporating by reference the 2016 California Building Standards Code and various other uniform Building and Fire Codes, and local amendments thereto. **Ordinance No. 1921**

**Deanna Elliano, Community Development Director**, this ordinance was introduced and discussed on October 25<sup>th</sup>. State Law is different for Building Code amendments. The ordinance is introduced then adopted at a public hearing. The State of California updates building codes every 3 years, this is the 2016 update. This ordinance updates the State of California updates as well as the City's three exceptions.

**Mayor Wright declared the Public Hearing opened at 7:59 p.m.**

There were no public comments presented at this time.

**Mayor Wright declared the Public Hearing closed at 8:00 p.m.**

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

---

**Council Member Krupa**, requested that an Urgency Item regarding a Letter of Agreement between the City of Hemet and Hemet Unified School District for a Tobacco Grant. This request was received subsequent to the posting of the agenda and requires action prior to the December 13<sup>th</sup> City Council Meeting.

**Mayor Pro Tem Raver moved and Council Member Milne seconded a motion to approve the addition of this item to the agenda. Motion carried 5-0.**

### 28a. **Letter of Agreement between the City of Hemet and the Hemet Unified School District**

- a. Approve the Letter of Agreement

**Council Member Krupa**, this is an extension of the previous Letter of Agreement with HUSD to continue the 2015 Program. The agreement for the period of 2017 to 2020 will confirm a partnership with HUSD on many issues of mutual concern about the next generation of citizens of the community, including their academic success, civic involvement, prosperity and health and well-being. Council Member Krupa read the agreement including the service levels, roles and responsibilities.

**Council Member Milne**, expressed concern with the Healthy Kids Survey and asked if a question regarding marijuana use will be added to the survey. Council Member Milne asked if the results of the survey that are to be shared with the City of Hemet will include individual surveys and names.

**Council Member Krupa**, the results were presented in a spreadsheet, categorized by age, grade, alcohol use and tobacco use. This survey is used to apply for the Drug Free Cities Grant.

The City Council discussed the survey's that are conducted by the schools.

**Mayor Pro Tem Raver**, asked Police Chief Brown, with limited staff, how the department can conduct tobacco sweeps.

**Police Chief Brown**, HUSD pays for 4 School Resource Officer's (RSO's). The RSO's will be available to help with the terms of the agreement.

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

---

## Discussion/Action Item

29. **Measure U Implementation** – Police Chief Brown and Fire Chief Brown

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

**Alex Meyerhoff, City Manager**, on December 13<sup>th</sup>, the City Council will declare the election results after which budget requests for the action plan will be discussed. The effective date of the ordinance is 10 days after the election results are declared, December 23, 2016. The City will work with the State Board of Equalization on the collection of the tax and engage with the Chamber of Commerce on a campaign to get the information out to the businesses, the effective date for the 1% increase will be April 1, 2017.

**Police Chief Brown**, this represents a huge victory for the City of Hemet that was a team effort. The team was a broad and diverse coalition of individuals. However, this wouldn't have happened without the vote of the 4 Council Members. The two Council Members elected also supported this measure, thank you and welcome to the team. Public safety employees, rank and file, worked extremely hard and have shown the community the value of maintaining local control. The employees of Hemet Police Department will meet your expectations. Chief Brown presented Hemet Police Department's Measure U: Immediate Action Plan. The community expects an immediate impact on the quality of life. The community expects the community parks restored and the "homeless" criminal behavior to be addressed. The community also expects trespassing, vandalism, panhandling and jaywalking to be addressed. The community expects more proactive patrols and aggressive nuisance property enforcement to improve neighborhood safety. Aggressive traffic enforcement and reduction in violent crime are also community expectations. Hemet Police Department's immediate action plan is to jump start the troop surge and front-load the equipment necessary. Amongst the first wave of officers, a Special Enforcement Bureau will be established. The Department will implement an aggressive recruitment plan. A marketing strategy will be developed to target experienced lateral officers. The hiring incentive programs will be reinstated. The Department will work with the City Prosecutor to coordinate aggressive, zero-tolerance prosecution of ROCS violations, placing a priority on the ROCS Task Force staffing.

**Fire Chief Brown**, presented Hemet Fire Department's Measure U: Immediate Action Plan. The community expects the Department's operational efficiencies to be addressed. The community also expects the emergency response to improve and that future operational needs are met. The Battalion Chief recruitment and hiring will be a priority to establish a command structure to address management deficiencies. Station 5 will be converted to a Paramedic Engine Company. An aggressive recruitment plan will be implemented including a marketing strategy to target experienced lateral firefighters. Outreach and recruitment activities will be

enhanced and partnerships established with local accredited colleges to pursue future firefighter candidates. The Emergency Services Bureau will be enhanced.

The City Council and staff discussed the recruitment incentive programs.

**Council Member Youssef**, asked Police Chief Brown what the ideal ratio of lateral versus entry level would be.

**Police Chief Brown**, 50/50 would be the best balance. The culture of the organization is maintained and some boots are on the ground sooner. The goal is to groom future Hemet Police Officers in the Explorer program. This successful program focuses on recruiting valley residents as future Hemet Police Officers.

**Council Member Youssef**, the accountability of the Measure U money will be imperative. There will be a number of people watching, the community, the future City Council and the Oversight Committee. Council Member Youssef recommended that staff devise a way to track precise impacts from Measure U funds.

**Police Chief Brown**, Fire Chief Brown and I have an acute understanding of what is expected of us and are fully aware that the real work starts now. For Police, crime rate is the indicator people will look at. That is not the best indication, the visual blight, the nuisance crimes and fact that people don't feel safe is the best indicator. I will come back to the City Council and request the funding to conduct another survey to set a benchmark and work to approve that over the next couple of years. That will be a measurable indicator.

**Fire Chief Brown**, response times, cardiac save rates and reduction of fire loss will be the indicators. City's ISO ratings will have a direct impact on Fire Insurance premiums.

**Council Member Youssef**, recommended that a resolution re-affirming Resolution No. 4703 be considered by the future City Council. The tax is not effective until April 1<sup>st</sup>, staff is moving forward with the action plans. Council Member Youssef asked how staff will pay for and track those expenditures.

**Jessica Hurst**, the expenditures will be tracked and as the funding comes in the accounting will be adjusted.

The City Council and staff discussed the vacancies in both Police and Fire. A concern was expressed that Human Resources might need temporary help to recruit and market the needs of both departments. Recruiting laterals will be easier with the passing of Measure U. The City's financial stability is very important factor in recruiting qualified employees.

**Mayor Pro Tem Raver**, complimented Fire Chief Brown and Police Chief Brown for their exemplary effort on behalf of this community and complimented the community at large for coming together to pass this measure. Mayor Pro Tem Raver is thoroughly impressed with the effort. Mayor Pro Tem Raver thanked Howard Rosenthal, Lori VanArsdale and the private sector businesses that backed this effort. I'm proud of Hemet for this community wide coordinated effort.

**Mayor Wright**, concurred that if the business community didn't step up, this wouldn't have been possible.

The City Council and staff discussed Proposition 57 and how it will affect Hemet. The City Council and staff also discussed the for profit organizations that supplement using tax payer resources. The Alternate 911 study did not reduce the volume of calls as expected. Staff is working with AMR and the senior residential care facilities to address the issue. Emergency Medical Dispatch (EMD) will also help address the concerns.

**Council Member Youssef**, complimented the work by Eric and Gisela Gosch, Howard Rosenthal, Rob Davis and Todd Foutz. The real battle will begin now. Thank you for your urgency to try to combat these concerns. In general, prop 57 and other problems will come

up even after these resources are available.

**Council Member Krupa**, absolutely imperative that the Oversight Committee be formed. Council Member Krupa recommended that staff advertise, and interviews be conducted.

**Eric Vail, City Attorney**, the City must advertise for applications after the effective date of the ordinance. The City Council will have to determine the process in which appointments will be made. In the meantime, letters of interest can be turned in.

**Eric Gosch, Hemet**, recommended that a well-thought out plan to be executed urgently. That will sustain the momentum of Measure U. Mr. Gosch recommended that there be a clearly communicated baseline budget for public safety. The revenue and expenditures for Measure U should be accounted for separately so it is apparent that it is being used for Public Safety only.

**Todd Foutz, Hemet**, express his thanks to the Council Members that voted for and supported Measure E and U. Mr. Foutz thanked Council Member Youssef for his efforts during his tenure. Mr. Foutz thanked the community for coming together, the Chief's, the Police and Fire Department staff, both Chamber of Commerce's, and the Hemet Republican and Democrat clubs. Mr. Foutz thanked the Gosch Family, the largest auto dealer that will be hit the hardest for doing the right thing for Hemet. \$400,000 was collected to support the efforts in favor of both Measure E and U. To the future City Council, the people that collected \$400,000 can vote you out of office or recall you. It is strongly suggested that the revenues and expenditures be tracked and accounted in a separate account. We will be here ever year during the budget process validating what is happening with the funds. Mr. Foutz encouraged the future City Council to adopt a resolution re-confirming the intent of Resolution No. 4703. It is recommended that the City of Hemet become a more customer friendly, to be more effective and conduct business 5 days a week.

**Rob Davis, Hemet**, thanked the City Council for having the guts to put this on the ballot and letting the residents decide. Mr. Davis thanked the residents for voting for Bonnie Wright, Karlee Meyer and Michael Perciful who all had the guts to support Measure U despite the opposition. Passing the Measure with 60% was huge especially in the face of a sustained attack by the Valley Chronical and the Hemet Taxpayers Association. We hope that the passing of Measure U stops the attempts to dismantle Hemet's Public Safety Departments. Mr. Davis still feels the City has work to do, continue to tighten your belt and become more user friendly. Mr. Davis criticized the \$300,000 spent on software for the library, that money would be better spent on employees, community cameras, the outdated water system or funding PERS. I urge you to please take a sharper look at these things. It's a bright future for Hemet.

**Mayor Wright**, introduced District 1 Council Member Elect Karlee Meyer and District 3 Council Member Elect Michael Perciful.

30. **Temporary Restrictions and Regulations on Non-Medical Marijuana Facilities and Private Marijuana Cultivation in light of the Passage of Proposition 64** – Stephen McEwen, Assistant City Attorney

- a. Adopt and read by title only an interim urgency ordinance under Government Code section 65858(a), establishing a 45-day moratorium on non-medical marijuana facilities and private cultivation, except for private indoor cultivation of six marijuana plants or less, which shall be subject to reasonable regulations. The interim urgency ordinance requires a four-fifths vote for adoption.

**Interim Urgency Ordinance No. 1992**

**Eric Vail, City Attorney,** the City of Hemet currently has a complete ban on medical marijuana dispensary, cultivation, manufacturing, etc. The illegal non-permitted use of marijuana in a business application has always been and remains illegal. With the passage of Proposition 64, The Adult use of Marijuana Act, certain adult recreational uses of marijuana become legal. It is the City Attorney's recommendation that the City Council consider and Interim Urgency ordinance posing a 45 day moratorium on all commercial non-medical marijuana businesses, private cultivation and all non-medical marijuana businesses from delivering marijuana within the City. The passage of this ordinance requires a 4/5<sup>th</sup>'s vote and is effective immediately. The City Council will have the option to continue this ordinance for a period of 10 months and 15 days and if necessary continue for a period of one year. The purpose of the Interim Urgency Ordinance is to allow the City Council and staff time to look at the existing ban should be amended and to see how the State is going to handle licensing and enforcement. We will also be able to see how communities that have decided to permit it come into play, what the market looks like and the secondary impacts might be on the City of Hemet. Proposition 64 does allow local police power and land use regulation of both medical and adult/recreational use businesses. The one area that is inconsistent and will override the City's existing ordinance is an individual's right to grow 6 plants within their residence. Under Proposition 64, in the absence of regulation they could grow it outside. Staff is recommending that reasonable regulations be imposed on inside personal cultivation. An extension to this interim urgency ordinance will most likely come back before the City Council.

**Mayor Wright,** thanked Mr. Vail for the extensive information that was provided with the staff report.

**Mayor Pro Tem Raver moved and Council Member Milne seconded a motion to adopt Interim Urgency Ordinance No. 1992 and read by title only. Motion carried 5-0.**

31. **Review of CalPERS Unfunded Liability and Cost Reduction Options** – Deputy City Manager/Administrative Services Director Hurst
  - a. Conduct a review of CalPERS unfunded liability cost reduction options; and
  - b. Provide direction to staff regarding next steps.

**Jessica Hurst, Deputy City Manager/Administrative Services Director,** gave the City Council a powerpoint presentation regarding the CalPERS unfunded liability. Staff has been looking at ways to reduce the overall costs and time period for paying off the liability. The City has two CalPERS Pensions plans, Miscellaneous and Safety. Each plan provides a different benefit level. Additionally, there are two types of members, Classic and New or PEBRA Members. The required contribution consists of two parts, the normal cost and the unfunded liability. The normal cost is the annual cost associated with one year of service credit per employee and is a percentage of payroll. The unfunded liability is made up of benefit change costs, investment gains and various other factors. The unfunded liability is expressed as a percentage of payroll and paid annually. That became problematic when the recession hit the City. The unfunded liability across a smaller payroll created a greater impact on the City's expenditures. Recent change in the 2016 Actuarial Evaluation Report One option is to change the amortization schedule. Until this fiscal year, the unfunded liability was expressed as a percentage of payroll. Now the unfunded liability will be a flat amount annually that can be paid in one lump sum or monthly installments throughout the year. Currently the unfunded liability is on a 30-year amortization schedule. The payment fluctuates drastically from year to year based on losses, gains and investments. The projected 30-year cost is \$178,094,033.

Staff is recommending a 20-year amortization schedule. The projected 20-year annual cost would be \$165,531,104. Projected savings is \$12.5 million. The annual costs with a 3% increase each year instead of a fluctuating increase making it easier to budget. By paying the unfunded liability in July instead of in monthly payments, the City will get the 2% to 3% pre-payment discount resulting in a additional savings. CalPERS does not require a resolution passed or approval by the council. Staff is looking for direction to moving forward changing the amortization schedule. The City can consider a shorter time period make additional payments when funds are available. The City can never change the amortization period back to 30 years.

**Council Member Youssef moved and Council Member Krupa seconded a motion to direct staff to move forward with CalPERS to change the amortization period to 20-years. Motion carried 5-0.**

32. **Water Capital Improvement Project Funding Options** – Public Works Director Jensen

- a. Review options for funding Water Department Capital Improvement Projects; and
- b. Provide direction to staff regarding next steps.

**Kris Jensen, Public Works Director**, gave the City Council a powerpoint regarding funding options for Water Capital Improvement Projects. This a follow up to the water rates increase approved in 2014. Many water projects were deferred due to lack of resources and now need immediate attention. Aging infrastructure that needs to be replaced includes wells, mainlines and meters. Wells have been taken off line for various issues. The system infrastructure needs to be upgraded to increase water supply for reliability and new infrastructure is necessary to access stored water. Old steel pipes need to be replaced and treatment facilities considered to maintain and improve water quality into the future. Equipment has not been replaced because funding was not available. Staff would recommend funding for additional engineering resources to develop and manage the projects. Staff has been looking into funding options. The Water Department's reserves are limited due to no water rate increases during the past 8 years. The projects could be funded on a pay-as-you-go basis. This option will result in greater upfront costs to the water customers and projects completion would be dependent upon the department's revenue stream. Staff has looked into grants, most will consider specific projects or offered loan options. Staff will continue to look for alternate funding sources. When the rates were adopted it was approved to fund fiscal year 15/16 capital projects with reserves and assume a bonding approach for the remaining capital improvement projects.

**Mayor Wright**, the Grant Ad-Hoc Committee has not met in some time. Mayor Wright asked if Prop 1 or WIFIA funding has been considered. Encourage staff to go to Sacramento to meet with representatives regarding funding.

**Ms. Jensen**, staff did have a conference call with DWR and the State Regional Water Quality Control Board to review a project for possible Prop 1 funding. The outcome of the conversation was that although Hemet is a severely disadvantaged community, the size of the water system eliminates our ability for grant funding. A list of the Capital Improvement projects was forwarded to see if there are other funding sources available and staff will continue to look for funding options.

**Mayor Wright**, offered to help facilitate the next phone call. Funding is all about relationships and I can get that phone call in a day.

**Ms. Jensen**, based on the discussions during the water rate increases, staff moved forward with obtaining information regarding bonding. Bonding will spread the cost to the residents that will directly benefit. New water rates were adopted in September 2015 and established with a bonding approach to fund capital improvement projects from 2017 to 2020. Water CIP Projects – FY16 to FY21:

1) Replace Distribution Water Main Park Hill to Florida Avenue	\$4,500,000
2) Pipeline to Recharge Ponds	\$3,000,000
3) Water Quality Treatment	\$6,750,000
4) Echo Hills Water Storage Tank	\$3,000,000
5) Echo Hills Upgraded Water Line	\$1,500,000
6) Equipment Replacement – Backhoes (2)	\$ 400,000
7) Equipment Replacement – 10 wheeler	\$ 250,000
8) Valve Truck – Fleet Addition	\$ 125,000
9) New Well Development (2 Wells)	\$2,770,000
10)Water Main Replacements (4" - 8")	\$1,200,000
11)Stetson Avenue Waterline	\$ 250,000
12)Upgrade 4" to 8" - 4 segments – Taylor, Apricot, etc.	\$ 750,000
13)FY16/17 Radio Read Meter Replacement	\$ 650,000

*Bond funding will be considered for all projects except Nos. 4, 5, 10 and 12.*

The current water rates include capital debt repayment of bonds. Assumption is a 20-year repayment at 3%. During the development of the Water Efficiency Rates, these assumptions will be retained or updated. Savings will be realized through one time funding of multiple projects. Bonding will address deferred maintenance of the water infrastructure.

**Jessica Hurst**, staff has consulted with a Municipal Advisor, C.M. de Crinis & Co, Inc., on the possibility of an installment sale agreement structure or Revenue Bonds. Currently there is no outstanding bond debt. The bonds would have a 20 year repayment term. Current interest rates are low. Once issued, the projects have to be completed in 3 years. Staff will continue seeking alternative funding to offset costs and reimburse the bonds. Previously the City had a Public Financing Authority established between the City and the Hemet Redevelopment Agency. That is no longer available due to the dissolution of the RDA. The City would need to re-establish a Joint-powers Authority between active agencies. The City has a Parking Authority that would meet the requirements that would need to be re-activated. After the Parking Authority is activated, the Public Financing Authority between the City of Hemet and the Parking Authority would be created. The Public Financing Authority would seek an Installment Sale Agreement. The Installment Sale Agreement would: identify project to be completed in the next 3 years; engage Municipal Advisor to coordinate the process; issue request for proposals (RFP) for bond and disclosure counsel; establish final capital projects list; the Municipal Advisor would seek investors to fund installment sale agreement; final contracts and agreements approved by the City Council; and projects commence with required completion within 3 years. Staff is looking for direction to pursue an installment sale agreement. Staff is also seeking direction from the City Council to bring forward a resolution to refund the cost of the replacement water meters from bond proceeds.

The City Council and staff discussed grants and the timing of funding. It was determined that funding would take time and grants are usually project specific. It is advantageous to the City to bundle these projects.

**Mayor Wright**, asked if the projects identified can be completed in a three year period and if there is a prepayment penalty on bonds if grant funding is obtained.

**Ms. Jensen**, confirmed that the projects can be completed as long as additional engineering resources is approved.

**Mike Williams, C.M. de Crinis & Co.**, there is a call protection for bond holders that is normally 10 years. Bond issues can be structured just like home mortgages with different negotiate features. Mr. Williams encourage staff to continue seeking grants, but concurred grant acceptance and funding takes time. The bond issue can be completed in 60 days after approval allowing the most critical projects to start. Since November 8, 2016, some interest rates have increased, however the rates should still be below 3%.

**Ms. Hurst**, the process involves identify the projects that can and must be completed within the next three years. The City Council can adopt a resolution that allows purchases for a period retroactively, such as the water meters, can be reimbursed through the bonding. The City would engage a municipal advisor to coordinate the process including assisting the City in issuing an RFP for bond council. A final capital projects list would be established. The municipal advisor seeks investors to fund the installment sale agreement. After funds are received and final contract and agreements are approved by City Council, projects can commence. The Water fund will be the only funding source used to repay the loan. The rates included the bonding option for 20 years at 3% and will pay for the cost of actual projects and any additional staff. There will be no General Fund money used. Staff is looking for direction.

**Council Member Youssef**, the City Council voted to raise the water rates with the understanding that these projects needed to be completed and bonds would be issued. A pay as you go method would increase the rates more and so will the cost of doing business when funds are available for the projects.

**Council Member Milne**, expressed concern that if bonds are issued, there is no encouragement to continue to look for alternative funding. Council Member Milne expressed concern that this is due to the City not having a CIP for 13 years.

**Council Member Youssef**, grants are helpful when and if they are available. Staff cannot rely on them. The City does not have the staff or the capacity to chase grant funding for everything. Reality is that the City either issues bonds for these projects or put a greater financial burden on the rate payers.

**Mayor Pro Tem Raver**, this is good business sense to take care of the City's inventory and repair for the future and increase in population.

**Mayor Pro Tem Raver made a motion to move forward with the understanding that the final product will come back to the City Council for review and consideration and that staff continue to pursue grant funding.**

**Karlee Meyer, Hemet**, asked what the urgency level is and if the pipes are going to break tomorrow.

**Ms. Jensen**, some of the city's pipes are 100 years old and the system is in need of deferred maintenance. The City owns eight wells and four are operational due to water quality issues. There is ground water across the valley that at this time the City does not have direct access to and have to rely on other agencies to wheel it to the City. All of these projects have been approved and are either in the City's current CIP or have been continued from prior CIP's.

**Lori VanArsdale, Hemet**, the City did have a capital improvement program. The rates were increased 10% every year until the projects were completed. After which the increase was eliminated. Through a negotiation with EMWD and a final settlement the City is limited to the number of connections.

**Council Member Milne seconded the motion made by Mayor Pro Tem Raver. Motion carried 5-0.**

## City Council Reports

### 33. CITY COUNCIL REPORTS AND COMMENTS

#### A. Council Member Krupa

1. Riverside Conservation Authority (RCA)
2. Ramona Bowl Association
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)
9. Southern California Association of Governments (SCAG)

#### B. Council Member Milne

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

#### C. Council Member Youssef

1. Planning Commission

#### D. Mayor Pro Tem Raver

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

#### E. Mayor 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)
6. Southern California Association of Governments (SCAG)
7. Homeless Task Force
8. Skate Plaza Task Force

Christmas Parade, Saturday December 3rd at 10:00 a.m.

#### F. Ad-Hoc Committee Reports

1. Diamond Valley Lake Recreation Ad-Hoc Committee (January 27, 2015)

#### G. City Manager Meyerhoff

1. Manager's Reports
2. Staff Spotlight
3. Business/Industry Task Force

## **Future Agenda Items**

There were no future agenda items requested at this time.

---

## **Adjournment**

Adjourned at 10:15 p.m. in honor of B.R. Hicks to Tuesday, December 13, 2016 at 7:00 p.m.