

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: April 9, 2015

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

Andy Domenigoni, Chairman; Dirk Meredith, Vice-Chairman; James Horecka, Secretary; Jimmy Sheldrake; Jeff Logan.

Ex Officio:

Opal Hellweg, Legislative Assistant for Third District Supervisor

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:31 PM.

Flag Salute. Introductions.

Approval of Agenda:

Motion to approve: Sheldrake; Second: Horecka. Approved, unanimously.

Approval of January Meeting Minutes:

Motion to approve: Meredith; Second: Sheldrake. Approved, unanimously.

Guests:

Peter Aldana, Assessor, County Clerk Recorder, delivered an informal presentation. Assessor for just three months; Assistant last six years; with the Assessor for 25 years. He noted that the second property tax installment is due 4/10. He explained that the Assessor's Office sets value; does not itself collect tax. Value usually set by sales price. Can go up as much as 2% per year, max, as capped by Proposition 13. Prop 8 allows value to adjust downward. However, Prop 8 does not have within it the same 2%/year cap, so when values rise again, they may jump. In Riverside County, the median home price was \$432k, for a SFD; it dropped \$199k; now down to \$320k. He further expounded that value is either the Prop 13 limit (which is the cap), or the assessed value. Assessed values may be appearing higher these days. If questions about your property, call. The Assessors Office does some 470,000 appraisals per year, with just 90 appraisers. He notes that Assessors are not there to generate revenue. The County Assessor is an elected position. He told of the annual schedule: In July, Values are posted. In October, bills are sent out. Owners who disagree have until November 30th to file an appeal. Ergo, there is plenty of opportunity for an owner to review the info, and to challenge.

Questions:

Q: One resident had the value of her home jump 17%; concerned. She filed an appeal. A: Values based on various factors, often "comp" sales nearby. There is a comp sales view on the Assessor website. Aldana noted that there are some 900,000 parcels in the County: Only a very small number ever go to the Appeals Board.

Q: State Fire Fee? A: That has to go on the Tax Bill. The County Assessor is not part of this.

Q: Where do funds from the taxes go? A: 51% to schools; 13% to counties; 8% to cities; then others.

Q: How do "improvements" to a property get on the radar? A: Change of ownership. New construction. Permits have to come to the County Assessor. They document it, value it. The valuation is for the new work, added to the original. Aldana noted that solar panels are exempt from taxation as new construction. However, their value will appear in the reappraisal upon sale of the property.

Q: What are methods used for establishing value? A: Published market value, comp sales, cost factors (simplest).

Q: Lower value for "owner/builder"? A: No; market value, of the work. Value is still there, regardless of means.

Keith Jones, from Public Health, Deputy Director, Vector Control. Along with Nancy Burgett, Environmental Health Technician. Keith gave a stand-up presentation. He noted that they are NOT the Public Health Department; different. They represent the Department of Environmental Health. However, persons in their department may work with Public Health from time to time: Restaurants, for food-borne illnesses; West Nile Virus; etc. Reactive portion of their work. Jones stated that being proactive is their main focus. Thus Vector Control. He defined a vector as an organism that can transmit disease to humans. One of their main efforts is education. He noted that they are not a private pest control company: They won't spray dog houses for ticks, treat your house for fleas, deal with mice, rats, etc. Noted that bees are not vectors; if a problem, call a bee guy. Bed bugs have not been shown to be vectors. Jones advised us to be vigilant for standing water; mosquitoes. They are based out of an office on Sanderson (nearby). Vaccinations are available for horses, against West Nile Virus. Mosquito fish are available. Since the 1990s, DEH has been funded by general fund tax dollars, permit fees (restaurants, etc.), a small amount from poultry operations, service contracts with ten cities. However, DEH no longer has the funding to carry on the Vector Control pro-

gram. They are looking to get a Special Benefit Assessment; the proposal is for about \$7 / year to keep the services. For large acreage, ~6 cents per acre.

Questions:

Q: What to do if I find a dead animal? A: Call Animal Control. Also: There is a dead bird hotline (State).

Q: Re the benefit assessment: Would it go up? A: The amount is tied to the CPI. The amounts are also subject of an annual independent audit.

Q: Is V.C. the people placing insect traps in trees? A: No.

Q: What is their current budget? A: Just over \$1 million. They expect a shortfall of \$800k. General Fund moneys have shifted.

Q: Citizen concerns regarding these costs being additional burdens on the people. Holders of large acreage affected.

New Business.

A. Other New Business:

· None.

Old Business:

A. Update – Opal Hellweg, 3rd District Legislative Assistant

- Board of Supervisors: With ACA, health care is to be integrated. Working with Riverside University Health System, which is affiliated with UCR and Loma Linda.
- Board of Supervisors: Approved the Mid-County Parkway.
- Suggested guest for next month: DA Mike Hestron.
- Andy asked that new Supe Chuck Washington attend a Town Hall meeting. Joint WTA & WHMAC.
- Gregg Cowdery announced that the potholes have been fixed, & thanked Opal for her efforts in this regard.
- Opal announced the Community Water Conservation Festival, April 18th. Free!

B. Sheriff Dept.;

- Sergeant Morovich represented. He is also the Supervisor of the Narcotics Team. He brought us up to date on various topics; Gang Task Force, etc.

C. EMWD Updates:

- Kevin Pearson & Phil Paule. The Olive sewer line is nearly complete; expected completion in June, now. The Salt Creek line is now underway. There will be a Water Conservation event at EMWD on April 18th.
- Q: Olive is rough; remedy? A: Per contract, Olive must be returned to preconstruction conditions or better.
- Q: Due to drought, will the tier costs bump? A: More likely the volume allowed in each tier will reduce.
- Q: Will there be a restriction on new water meters? A: Unknown; at this point, no. Noted that new development will have to follow tighter restrictions; e.g. no overhead spray sprinkler systems. EMWD will be working with the Board (EMWD does not itself set land use policies).
- Q: When will locals be able to connect to the new sewer in Olive? A: Largely a “cost” issue.
- EMWD told of Governor Brown’s Executive Order, calling for a 25% reduction in water use. This 25% being in relation to 2013 usage (to be fair to those who were already reducing water consumption).

D. Highway 79 (realignment) update.

- Andy asked Opal to check into the status of the EIR in its process.

E. MWD Proposed Solar Farm:

- No news. Action: Drop.

F. Land Use:

1. Downtown Core Planning:
2. Riverside County General Plan Amendment No. 960:
3. Proposed Children’s Playground in Homeland. No news. Action: Drop item from agenda.

G. City of Hemet update: Jeff Logan reported on miscellaneous minor items. None affecting our area directly. He noted that a new principle Planner was hired.

H. City of Menifee

- Andy reported that Menifee broke ground on the Scott Road widening project.

I. Winchester Post Office:

- No news.

J. Other Old Business:

- Mary Plumb announced a fundraising event: Car Show for Joey’s Pals, May 2nd. She brought flyers.

Open Forum:

1. Reminder: Domenigoni Poker Ride for Diabetes, coming April 25th.
- 2.

Next WMAC Meeting:

The next WMAC meeting is scheduled for Thursday, May 14, 2015, 6:30 PM, at the Community Center.

Adjournment: The WMAC adjourned at 8:39 PM.