

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



**Menifee City Council  
Regular Meeting Minutes**

**Wednesday, April 17, 2024  
5:00 PM Closed Session  
6:00 PM Regular Meeting**

**Bill Zimmerman, Mayor  
Bob Karwin, District 1  
Ricky Estrada, District 2  
Lesa Sobek, District 3  
Dean Deines, District 4**

**Armando G. Villa, City Manager  
Jeffrey T. Melching, City Attorney  
Stephanie Roseen, Acting Clerk**

**MINUTES**

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**CLOSED SESSION (5:00 PM)**

Mayor Zimmerman called closed session to order at 5:03 PM. Present were Councilmembers Estrada, Karwin, Sobek, Mayor Pro Tem Deines, and Mayor Zimmerman. Mayor Zimmerman recessed to closed session at 5:04 PM for the purposes listed below.

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION  
Gov. Code Section 54956.9(d)(2) or (3): Two Cases
2. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION  
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 Riverside County Superior Court Case No. CVRI230303456  
City of Perris v. City of Menifee
3. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION  
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 Riverside County Superior Court Case No. CVRI2203040  
City of Menifee v. City of Perris

**REGULAR MEETING (6:00 PM)**

**1. CALL TO ORDER**

Mayor Zimmerman called the meeting to order at 6:04 PM. City Attorney Jeffrey Melching stated there was no reportable action from closed session.

**2. ROLL CALL**

**Present:** Bill Zimmerman, Bob Karwin, Ricky Estrada, Lesa Sobek, Dean Deines  
**Absent:** None

**3. WORDS OF INSPIRATION**

Tony Hughes – La Piedra Ward, Church of Jesus Christ Latter Day Saints

#### **4. PLEDGE OF ALLEGIANCE**

Nick Stern led the flag salute.

#### **5. PRESENTATIONS**

##### **5.1 Citizen of the Month – Shelly Hobbs**

Councilmember Estrada introduced the Citizen of the Month, Shelly Hobbs, and presented her with a certificate.

##### **5.2 Business Spotlight – Chefs for Seniors**

The City Council recognized Juliet and Ramon Barica with Chefs for Seniors and shared a short video.

##### **5.3 Fire Department Quarterly Update**

Fire Chief Mark Scoville provided a presentation and reported on the quarterly update on the Fire Department activities.

##### **5.4 Community Services Update**

Community Services Manager Mariana Mitchell provided a presentation and update on the Community Services activities.

#### **6. AGENDA APPROVAL OR MODIFICATIONS**

The agenda was approved unanimously (5-0) with no modifications.

#### **7. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

The following speakers addressed the City Council on non-agenda items.

- Tanya Recor
- Linda Denver
- Bob Fuhrman
- Daniela Andrade
- Michael Ramlogan

#### **8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Karwin reported on the meetings and events he attended.

- Menifee Employee Appreciation Luncheon
- Kitchen Studio Ribbon Cutting
- Sun City Farmers Market
- Multicultural Festival
- Menifee Chamber of Commerce Wake Up Menifee at Michi Tacos
- Quick Pitch Innovation Competition

Councilmember Estrada reported on the meetings and events he attended.

- Kitchen Studio Ribbon Cutting

Councilmember Sobek reported on the meetings and events she attended.

- Student of the Month
- Kitchen Studio Ribbon Cutting

Mayor Pro Tem Deines reported on the meetings and events he attended.

- Riverside County Veterans Advisory Breakfast
- Mayor's Idea Exchange

Mayor Zimmerman reported on the meetings and events he attended.

- Rural Center Eagle Scout Improvement Project
- Pre-Meeting for Mayor's Idea Exchange
- Community Partners Meeting
- Menifee Chamber of Commerce Mixer at WelQuest
- Riverside County Transportation Commission (RCTC) Meeting
- Freedom Crest Elementary School Visit
- Career Day at Mt. San Jacinto College
- Rotary Club Meeting
- Riverside County Veterans Advisory Breakfast
- Multicultural Event
- Elevation Church 13 Year Anniversary Celebration
- Mayor's Idea Exchange

## 9. APPROVAL OF MINUTES

The following sets of minutes were approved unanimously (5-0) with no modifications.

- 9.1 February 21, 2024 City Council Minutes
- 9.2 March 6, 2024 Special City Council Minutes
- 9.3 March 6, 2024 City Council Minutes
- 9.4 March 20, 2024 City Council Minutes

## 10. CONSENT CALENDAR

The consent calendar was approved by the following vote.

**MOVER:** Lesa Sobek

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**NAYS:** None

**RECUSE:** None

- 10.1 Waiver of Reading

### **ACTION**

1. Waived the reading in full of any and all Ordinances listed on this agenda and provided that they be read by title only.

10.2 Treasurer's Report - February 2024

**ACTION**

1. Received and filed the Treasurer's Report as of February 29, 2024.

10.3 Warrant Register

**ACTION**

1. Ratified and approved the Voucher Lists dated 03/15/2024 and 03/22/2024 and the Payroll Register/Other EFTs dated 03/15/2024 and 3/26/2024, which have a total budgetary impact of \$9,246,354.60.

10.4 Public Safety Reports for February 2024

**ACTION**

1. Received and filed the Public Safety Reports for February 2024.

10.5 Agreements with GrayMar Environmental Services, Inc. and HCI Environmental and Engineering for On-Call Hazardous Waste Management and Emergency Response Services

**ACTION**

1. Approved and authorized the City Manager to execute a Professional Services Agreement with GrayMar Environmental Services, Inc. for on-call hazardous waste management and emergency response services for an initial term extending through June 30, 2025, in a total not-to-exceed amount of \$60,000; and
2. Approved and authorized the City Manager to execute a Professional Services Agreement with HCI Environmental and Engineering for on-call hazardous waste management and emergency response services for an initial term through June 30, 2025, in a total not-to-exceed amount of \$60,000; and
3. Authorized the City Manager or designee to authorize and/or execute four, one-year extensions for both agreements in an amount not-to-exceed \$60,000 plus any Consumer Price Index (CPI) adjustments up to ten percent, annually; and
4. Authorized the Finance Department to issue individual purchase orders against the agreements.

10.6 Agreement with All Magic MV, Inc. for On-Call Auto Body Repair Services for City Vehicles

**ACTION**

1. Approved and authorized the City Manager to execute a General Services Agreement ("Agreement") with All Magic MV, Inc. for on-call automotive body repair services for city vehicles for an initial term extending through June 30, 2025, in a total not-to-exceed amount of \$140,000; and
2. Authorized the City Manager to approve four additional one-year extensions in an annual amount not-to-exceed \$140,000 plus any Consumer Price Index (CPI) adjustments up to ten percent, annually; and
3. Authorized the Finance Department to issue individual purchase orders against the Agreement.

- 10.7 Agreement Amendment with Richland Planned Communities, Inc. for Phase IV of Golden Meadows Quimby Agreement

**ACTION**

1. Approved and authorized the City Manager to execute the First Amendment to the Quimby Agreement with Richland Planned Communities, Inc. for compliance of Tentative Tract Map 31194 in accordance with Government Code Section 66477 ("Quimby Act").

- 10.8 Improvement Credit Agreement for Community Facilities District No. 05-8 for Transportation Uniform Mitigation Fee Program for Tract Map No. 32628, Adler Ranch by FPG Tricon Menifee Property, LLC

**ACTION**

1. Approved and authorized the City Manager to execute an Improvement Credit Agreement with the County of Riverside and FPG Triton Menifee Property, LLC, for Community Facilities District No. 05-8 ("Scott Road CFD") Transportation Mitigation Fee Program for Tract Map 32628, Adler Ranch, located east of Antelope Road and south of Craig Avenue.

- 10.9 Agreement and Bond for Encanto/McCall Gas Station by KA Menifee, LLC

**ACTION**

1. Approved and authorized the City Manager to execute a Public Improvement Agreement to guarantee the completion of required street and drainage improvements associated with Assessor Parcels 333-040-002, 333-040-003, and 333-040-004, for the Encanto/McCall Gas Station, located west of Encanto Drive and north of McCall Boulevard.

- 10.10 Contract Change Order with Riverside Construction Company, Inc. for the Holland Road/I-215 Overcrossing

**ACTION**

1. Received an update and ratified contract Change Order Nos. 1 through 8 with Riverside Construction Company, Inc., for construction services on the Holland Road/I-215 Overcrossing, in the amount of \$108,012.25 pursuant to Menifee Municipal Code §3.12.090; and
2. Approved and authorized the City Manager to execute Contract Change Order No. 9 with Riverside Construction Company, Inc. for construction services on the Holland Road/I-215 Overcrossing, in the amount of \$35,000, increasing the contract value to a total amount not-to-exceed \$25,991,416.10.

- 10.11 Contract Change Order and Notice of Completion and Acceptance for the Casa Blanca and Willows/Lake Ridge Communities Resurfacing Projects

**ACTION**

1. Approved and authorized the City Manager to execute Contract Change Order No. 1 with COPP Construction, Inc. for construction services related to Casa Blanca Community Resurfacing Project and the Willows/Lake Ridge Community Resurfacing Project, in the amount of \$40,418.95, increasing the contract value to a total amount not-to-exceed \$2,299,550.30; and

2. Accepted the improvements for the Casa Blanca Community Resurfacing Project and Willows/Lake Ridge Community Resurfacing Project; and
3. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

## 11. PUBLIC HEARING ITEMS

- 11.1 Menifee North Specific Plan Amendment No. 5, Tentative Tract Map No. 38132, and Tentative Tract Map No. 38133

Associate Planner Brandon Cleary provided a presentation and reported on the Menifee North Specific Plan Amendment No. 5.

The City Council asked questions of staff.

Mayor Zimmerman opened the public hearing at 7:23PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and no additional correspondence was received and there were no public comments.

Applicant representatives Mike Byer and Lance Retuya provided a presentation. The Applicant stated he was agreeable with conditions of approval.

The City Council asked questions from Mr. Byer and Mr. Retuya.

Mayor Zimmerman closed the public hearing at 7:35 PM.

Ms. Roseen introduced the ordinance by title.

### **ACTION**

1. Adopted Resolution No. 24-1408, adopting Addendum No. 2 to the certified Final Environmental Impact Report (State Clearinghouse No. 1989100207) for the Menifee North Specific Plan; and

**MOVER:** Bob Karwin

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**NAYS:** None

**RECUSE:** None

2. Introduced an ordinance approving Menifee North Specific Plan Amendment No. 5 (PLN21-0276); and
3. Adopted Resolution No. 24-1409, approving Tentative Tract Map No. 38133 (PLN21-0272) generally located at the southeast corner of Watson Road and Malone Avenue; and
4. Adopted Resolution No. 24-1410, approving Tentative Tract Map No. 38132 (PLN21-0274) generally located on the east side of Palomar Road, approximately 350 feet south of the of the Watson Road and Palomar Road intersection.

**MOVER:** Bob Karwin  
**SECONDER:** Dean Deines

<p><b>AYES:</b> Zimmerman, Karwin, Estrada, Sobek, Deines <b>NAYS:</b> None <b>RECUSE:</b> None</p>
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## 12. DISCUSSION ITEMS

### 12.1 Parks Ad Hoc Council Sub-Committee Update

Assistant to the City Manager Rebekah Kramer provided a presentation and reported on the item.

The following speaker provided public comment.

- David Foust

Mayor Zimmerman provided a report out and recommendation from the Parks Ad Hoc Sub-Committee.

The City Council provided consensus to have staff move forward with the feasibility study.

### 12.2 Veterans Advisory Committee

Community Services Manager Mariana Mitchell provided a presentation and reported on the item.

The following speakers addressed the City Council.

- Mike Knighten
- Raven Hilden
- Jakie Aponte
- Mike Hilden

The City Council received correspondence from the following Don Slater

The City Council provided consensus for staff to bring back a formal resolution establishing an at large, five member Committee for the City Council's consideration.

### 12.3 First Reading and Introduction of an Ordinance Repealing and Replacing Section 3.12.090 as it Relates to Change Orders

Chief Financial Officer Travis Hickey introduced the item and provided a presentation.

City Clerk Stephanie Roseen introduced the ordinance by title.

Councilmember Estrada spoke in opposition to raising the City Manager's authority.

**ACTION**

1. Introduced an ordinance repealing and replacing Section 3.12.090 of the Menifee Municipal Code as it relates to the City Manager's signing authority threshold for construction contract change orders.

**MOVER:** Lesa Sobek

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Karwin, Sobek, Deines

**NAYS:** Estrada

**RECUSE:** None

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

None.

**15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS**

Councilmember Karwin withdrew his future agenda request regarding animal control fees.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 9:00 PM.

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Stephanie Roseen, CMC  
Acting City Clerk