

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

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



## MINUTES

Menifee City Council  
Regular Meeting Minutes

Wednesday, April 03, 2024  
5:00 PM Closed Session  
6:00 PM Regular Meeting

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

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### CLOSED SESSION (5:00 PM)

The following closed session items were addressed during the agendaized Special City Council Meeting held at 4:45 pm on April 3, 2024. No further action was taken and there was no reportable action.

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION  
Gov. Code Section 54956.9(d)(2) or (3): One Case
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 6:01 PM.

#### 2. ROLL CALL

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

#### 3. WORDS OF INSPIRATION

3.1 Pastor leesha B. Sharp - Director of Lead Your Ship Ministries Non-Profit

#### 4. PLEDGE OF ALLEGIANCE

Albert Maybeno led the flag salute.

**5. PRESENTATIONS**

5.1 Riverside County 3rd District Supervisor Chuck Washington “Woman of the Year” - Raven Hilden

Mayor Zimmerman introduced Riverside County 3rd District Supervisor Chuck Washington and Menifee resident and Supervisor Washington’s “Woman of the Year” Raven Hilden and presented her with a certificate.

5.2 DMV/Donate Life Month Proclamation

Mayor Zimmerman introduced OneLegacy Ambassador, Erika Heranic, and presented her with a proclamation.

**6. AGENDA APPROVAL OR MODIFICATIONS**

Acting City Clerk Stephanie Roseen stated staff requested to continue the public hearing item, Item No. 11.1 to a date specific, April 17, 2024.

**ACTION**

1. Continued Item No 11.1, Menifee North Specific Plan Amendment No. 5, to the April 17, 2024 City Council Meeting.

**MOVER:** Bill Zimmerman

**SECONDER:** Lesa Sobek

<p><b>AYES:</b> Zimmerman, Karwin, Estrada, Sobek, Deines <b>NAYS:</b> None <b>RECUSE:</b> None</p>
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The agenda was approved unanimously (5-0) as modified.

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

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

- Hyacinth Mcnevin

**8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Karwin reported on the meetings and events he attended.

- Menifee Union School District All Star Field Day
- Menifee Chamber of Commerce Mixer at Motte Museum
- Tour of Cherry Hills Golf Course Properties
- Welcome Home Vietnam Veterans Ceremony
- Calpine-Nova Power Bank Storage Celebration
- Western Riverside Council of Governments (WRCOG) Executive Committee Meeting
- Menifee Spring Fest

Councilmember Estrada reported on the meetings and events he attended.

- Southern Gateway Specific Plan Ad Hoc Committee Meeting
- Menifee Spring Fest

- Tour of Cherry Hills Golf Course Properties

Councilmember Sobek reported on the meetings and events she attended.

- Parks Ad Hoc Committee Meeting
- Higher Education Coalition Meeting
- City Finance Committee Meeting
- Southwest Woman’s Elected Coalition Group Meeting
- WRCOG Meeting Presentation
- Welcome Home Vietnam Veterans Event
- Calpine-Nova Power Bank Storage Celebration
- Riverside Conservation Authority (RCA) Meeting
- Government Affairs Director Meeting
- Menifee Interfaith Community Services Council Meeting

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

- City Finance Committee Meeting
- Southwest T-Now Meeting
- Welcome Home Vietnam Veterans Event
- Riverside Transit Agency (RTA) Board of Directors Meeting
- RTA Admin Meeting

Mayor Zimmerman reported on the meetings and events he attended.

- Romoland Elementary School All Star Leadership Day
- Parks Ad Hoc Committee Meeting
- Class and Comp Briefing with Staff
- Southern Gateway Specific Plan Ad Hoc Committee Meeting
- Paloma Valley High School NJROTC Pass and Review Event
- Perris Union Management Association Golf Fund Raiser
- Menifee Union School District All Star Field Day
- Menifee Chamber of Commerce Mixer at Motte Museum
- Chamber of Commerce Board Meeting
- Welcome Home Vietnam Veterans Event
- Calpine-Nova Power Bank Storage Celebration
- Menifee Interfaith Community Services Council Meeting

**9. APPROVAL OF MINUTES**

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

9.1 February 7, 2024 Special Council Minutes

9.2 February 7, 2024 Council Minutes

**10. CONSENT CALENDAR**

Councilmember Sobek requested to pull Item Nos. 10.5 and 10.9 for further discussion.

The balance of the consent calendar was approved by the following vote.

**MOVER:** Bob Karwin

**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 Warrant Register

**ACTION**

1. Ratified and approved the Voucher Lists dated 03/01/2024 and 03/08/2024, the Payroll Register/Other EFTs dated 03/01/2024, 03/04/2024, 03/11/2024 and 03/12/2024, and the Void Check Listing PE 02/29/2024 which have a total budgetary impact of \$3,382,899.16.

10.3 Proclamations

**ACTION**

1. Proclaimed the week of April 1 – 5, 2024 National Community Development Week; and
2. Proclaimed the month of April 2024 as Innovation Month in the City of Menifee.

10.4 Second Reading and Adoption of the Ordinances for the Cimarron Ridge Specific Plan and Development Agreement Amendments

**ACTION**

1. Adopted Ordinance No. 2024-390, approving Specific Plan Amendment No. PLN23-0060; and
2. Adopted Ordinance No. 2024-391, approving the Cimarron Ridge Development Agreement Amendment No. PLN23-0241.

10.5 Gale Webb Action Sports Park Restrooms Project

Councilmember Sobek requested to pull the item for further discussion and requested staff look for grants and financial assistance and stated her reasons why she was not in favor of the item as presented.

Parks Manager Bryce Howell provided a presentation and the City Council asked questions of staff.

The City Council provided consensus to continue the item and have staff research other optional financing options and bring the item back for consideration at a future date.

**ACTION**

Continued the item.

**MOVER:** Lesa Sobek

**SECONDER:** Bob Karwin

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

**NAYS:** None

**RECUSE:** None

- 10.6 Agreement with Studio 2G Architects, LLP for the Cherry Hills Facility Improvements - Phase 1 Project

**ACTION**

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Studio 2G Architects, LLP for architectural and engineering services for the Cherry Hills Facility Improvements - Phase 1 Project, located at 26800 Cherry Hills Boulevard, Capital Improvement Program Project No. CIP23-13, effective April 3, 2024, through December 31, 2025, for a total not-to-exceed amount of \$218,170.20.

- 10.7 Agreement with Eastern Municipal Water District for Utility Relocation for the Romoland Grid Area – 3rd Street – Active Transportation Program Project

**ACTION**

1. Approved and authorized the City Manager to execute a Utility Relocation Agreement, and any future amendments thereof, with Eastern Municipal Water District for reimbursement costs associated with the relocation of water facilities for the Romoland Grid Area – 3rd Street – Active Transportation Program (“ATP”) Project, located along 3rd Street, northeast of Highway 74, west of Antelope Road, and south of Watson Road.

- 10.8 Bid Award and Agreement with MC Electric for Construction Services for the Quail Valley Grid Area Streetlights Project

**RECOMMENDED ACTION**

1. Awarded bid and authorized the City Manager to execute a Contractor Services Agreement with MC Electric to perform construction services for the Quail Valley Grid Area Streetlights, Capital Improvement Program Project No. 23-08, located south of San Jacinto Road, east of Mountain View Place, west of Williams Drive, and north of Sierra Drive, in an amount not-to-exceed \$89,500.

- 10.9 Contract Change Order with Act 1 Construction, Inc. for the New Quail Valley Fire Station No. 5 Project

Councilmember Sobek requested to pull the item and asked questions of staff.

Public Works Director Nick Fider provided an explanation.

**ACTION**

1. Approved and authorized the City Manager to execute Contract Change Order No. 1 with Act 1 Construction, Inc. for construction services on the New Quail Valley Fire Station No. 5 project, located on Goetz Road near Vista Way, in the amount of \$66,384.39, increasing the total contract value to an amount not-to-exceed \$8,693,180.96.

**MOVER:** Lesa Sobek

**SECONDER:** Ricky Estrada

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

**NAYS:** None

**RECUSE:** None

- 10.10 Security Improvement Bonds and Agreements for Tract Map 29835, Underwood by KB Home Coastal, Inc.

**ACTION**

1. Approved and authorized the City Manager to execute an Offsite Public Improvement Agreement and Landscape Improvement Agreements to guarantee the completion of required public improvements associated with Tract Map 29835, Underwood, by KB Home Coastal, Inc., located west of Palomar Road on both the north and south sides of Rouse Road.

**11. PUBLIC HEARING ITEMS**

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

This item was continued to April 17, 2024.

**12. DISCUSSION ITEMS**

- 12.1 Property Tax Exemption for Disabled Veterans

Deputy Finance Director Margarita Cornejo provided a report and presentation.

The City Council asked questions of staff.

The following speakers addressed the City Council.

- Matthew Gilmore
- Michael Ramlogan

The City Council tabled the item pending further discussion regarding the potential formation and responsibilities of a veterans committee.

- 12.2 Historic Districts and Preservation of Rural Areas

Principal Planner Doug Darnell provided a presentation and report.

The City Council asked questions of staff and provided consensus to continue with existing processes.

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

None.

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

None.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 8:38 PM.

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Stephanie Roseen, CMC  
Acting City Clerk