

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, June 19, 2024
5:00 PM Closed Session
6:00 PM Regular Meeting

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

CLOSED SESSION (5:00 PM)

Mayor Zimmerman called closed session to order at 5:00 PM. Present were Councilmembers Estrada, Karwin, Sobek, Mayor Pro Tem Deines, and Mayor Zimmerman.

Correspondence was received from the following.

- Don Slater

The City Council recessed to closed session at 5:00 PM for the purposes listed below.

1. 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
2. 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

3.1 Pastor Grace Obot - Unity Beth Nathanael Church

4. PLEDGE OF ALLEGIANCE

Randy Madrid led the flag salute.

5. PRESENTATIONS

5.1 Citizen of the Month – Gloria Sanchez

The City Council recognized Gloria Sanchez and presented her with a certificate. Senator Seyarto's, Assemblyman Essayli's, and Rosilicie Ochoa Bogh's representatives Angelica Austin, Casey Deaver, and William Boyd presented certificates to Ms. Sanchez.

5.2 Business Spotlight – Exquisite Tapas

Acting Economic Development Manager Kayla Charters introduced Exquisite Tapas owners Luke and Pa Brown and shared a short video. The City Council presented Mr. and Mrs. Brown with a certificate.

5.3 Perris Union High School District Superintendent Grant Bennett Retirement Recognition

The City Council recognized Grant Bennett and presented him with a certificate.

5.4 Community Services Update

Community Services Manager Mariana Mitchell provided a presentation.

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.

- Carmen Camacho

Correspondence was received from the following.

- Don Slater

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meeting and events he attended.

- Grand Opening of Ike's Love and Sandwiches
- Habitat for Humanity Fundraising Event
- Chamber of Commerce Mixer at Buffalo Wild Wings
- Chamber of Commerce Wake Up Menifee at Chick Fil A
- 4th Annual Menifee Police Department Swearing-in and Awards Ceremony

Councilmember Estrada reported on the meeting and events he attended.

- 4th Annual Menifee Police Department Swearing-in and Awards Ceremony
- Winchester Municipal Advisory Committee Community Meeting
- Lake Elsinore Salute to Elected Event
- Menifee Moonlight Market
- Quail Valley Community Group Meeting

Councilmember Sobek reported on the meeting and events she attended.

- Grand Opening of Ike's Love and Sandwiches
- Lake Elsinore Salute to Elected Event
- Cal State San Marcos Blue and Silver Event
- Heritage High School Graduation
- Paloma Valley High School Graduation
- 4th Annual Menifee Police Department Swearing-in and Awards Ceremony

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

- Animal Shelter Ad Hoc Committee Meetings
- Southwest T-Now Meeting
- Riverside Transit Agency (RTA) Board of Directors Meeting
- 4th Annual Menifee Police Department Swearing-in and Awards Ceremony
- Senator Seyarto's Veteran Advisory Council

Mayor Zimmerman reported on the meeting and events he attended.

- Herk Bouris Elementary School End of the Year Soccer Match
- Grand Opening of Ike's Love and Sandwiches
- Audie Murphy Ranch Veterans Club Meeting
- Paloma Valley High School Graduation
- Habitat for Humanity Fundraising Event
- Community Partners Meeting at Menifee Library
- Chamber of Commerce Mixer at Buffalo Wild Wings
- Quartz Park Visit with City SC Soccer Club
- Quail Valley Community Group Meeting
- Riverside County Transportation Commission (RCTC) Meeting
- Chamber of Commerce Keep Business Walk
- Rotary Club Meeting
- Summer Camp Kick Off at Boys and Girls Club
- Sun City Cruisers Event at Sun City Gardens
- Lake Elsinore Salute to Elected Event
- Boys and Girls Sports Banquet
- MSJC Juneteeth Celebration
- Sun City Library History Program
- Chamber of Commerce Wake Up Menifee at Chick Fil A
- 4th Annual Menifee Police Department Swearing-in and Awards Ceremony

9. APPROVAL OF MINUTES

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

9.1 June 5, 2024 Minutes

10. CONSENT CALENDAR

Councilmember Sobek requested to pull Item No. 10.20.

The balance of 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 Warrant Register

ACTION

1. Ratified and approved the Voucher Lists dated 05/17/2024 and 05/24/2024, and the Payroll Register/Other EFTs dated 05/21/2024 and 05/24/2024, which have a total budgetary impact of \$3,830,640.02.

10.3 Treasurer's Report - April 2024

ACTION

1. Received and filed the Treasurer's Report as of April 30, 2024.

10.4 Monthly Public Safety Reports

ACTION

1. Received and filed Public Safety Reports – April 2024.

10.5 Annual Levy for Bonded Community Facilities Districts for Fiscal Year 2024/2025

ACTION

1. Adopted Resolution No. 24-1441, ordering the levy and collection of special taxes within each of the following Community Facilities Districts: 2019-1, Meadow Run; 2020-1, McCall Mesa; 2020-2, Del Oro; 2021-1, Banner Park; 2021-2, Sumac Ridge; 2022-1, Quartz Ranch; 2022-2, McLaughlin Village; 2022-3, Legado Improvement Area IA 1 and IA 2; 2023-1, Rockport; and 2023-2, Cimarron Ridge IA 1 and IA 2, for Fiscal Year 2024/2025.

10.6 Annual Levy for Maintenance Community Facilities Districts for Fiscal Year 2024/2025

ACTION

1. Adopted Resolution No. 24-1442, ordering the levy and collection of special taxes within each of the following Community Facilities Districts: 2012-1, Audie Murphy Ranch; 2012-2, Hidden Hills; 2014-1, Town Center; 2014-2, Commerce Center; 2015-2, Maintenance Services; and 2017-1, Maintenance Services; for Fiscal Year 2024/2025.

- 10.7 Resolution of Intention for Annexation No. 11, Golden Meadows, into Community Facility District 2017-1, Maintenance Services

ACTION

1. Accepted the Petition of Golden Meadowland, LLC and Golden Hill Country, LLC, Tract Map No. 31194, located south of Garbani Road and west of Evans Road, to annex into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation No. 11; and
2. Adopted Resolution No. 24-1443, stating the Council's intention to add Annexation No. 11 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for August 7, 2024.

- 10.8 Resolution of Intention for Annexation No. 21, River Walk Village, into Community Facility District 2017-1, Maintenance Services

ACTION

1. Accepted the Petition of Richmond American Homes of Maryland Inc., Tract No. 38219, located west of Bradley Road, south of the Salt Creek channel, and north of Lazy Creek Road, into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation No. 21; and
2. Adopted Resolution No. 24-1444, stating the Council's intention to add Annexation No. 21 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for August 7, 2024.

- 10.9 Resolution of Intention for Annexation No. 23, Banner Park II, into Community Facility District 2017-1, Maintenance Services

ACTION

1. Accepted the Petition of Pulte Home Company, LLC, Tract No. 37671-1, -2, and -F, located south of Domenigoni Parkway, east of Menifee Road, west of Briggs Road, and north of Old Newport Road into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation No. 23; and
2. Adopted Resolution No. 24-1445, stating the Council's intention to add Annexation No. 23 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for August 7, 2024.

- 10.10 Resolution of Intention for Annexation No. 24, Menifee Union School District Elementary School No. 15, into Community Facility District 2017-1, Maintenance Services

ACTION

1. Accepted the Petition of Menifee Union School District, PM 9809, located north of Wickerd Road, east of Mira Street, and west of Briggs Road, into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation No. 24; and
2. Adopted Resolution No. 24-1446, stating the Council's intention to add Annexation No. 24 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for August 7, 2024.

10.11 Proposed Formation of Community Facilities District No. 2024-1, Banner Park II

ACTION

1. Adopted Resolution No. 24-1447, stating the Council's intention to establish Community Facilities District No. 2024-1, Banner Park II, located to the southeast of Domenigoni Parkway at Lindenberger Road; and
2. Adopted Resolution No. 24-1448, stating the Council's intention to incur bonded indebtedness for Community Facilities District No. 2024-1, Banner Park II.

10.12 Proposed Formation of Community Facilities District No. 2024-2, Golden Meadows

ACTION

1. Adopted Resolution No. 24-1449, stating the Council's intention to establish Community Facilities District No. 2024-2, Golden Meadows, located southeast of Evans Road and Garbani Road; and
2. Adopted Resolution No. 24-1450, stating the Council's intention to incur bonded indebtedness for Community Facilities District No. 2024-2, Golden Meadows.

10.13 Proposed Formation of Community Facilities District No. 2024-3, River Walk Village

ACTION

1. Adopted Resolution No. 24-1451, stating the Council's intention to establish Community Facilities District No. 2024-3, River Walk Village, located northwest of Bradley Road and Lazy Creek Road; and
2. Adopted Resolution No. 24-1452, stating the Council's intention to incur bonded indebtedness for Community Facilities District No. 2024-3, River Walk Village.

10.14 Planning Division Request for Qualification On-Call List Extension

ACTION

1. Approved the extension of the Request for Qualification On-Call List for various professional planning services for Fiscal Years 2024/2025 and 2025/2026.

10.15 Bid Award and Agreement with Copp Contracting, Inc. for Construction Services for the Fiscal Year 2023/2024 Slurry Seal Program Project

ACTION

1. Awarded bid and authorized the City Manager to execute a Contract Services Agreement with Copp Contracting, Inc. for construction services for the Fiscal Year (FY) 2023/2024 Slurry Seal Program Project, Pavement Management Program (PMP) Project No. 24-01, in a total not-to-exceed amount of \$713,701.

10.16 Agreement Amendment with Neighborhood Partnership Housing Services, Inc. for the First Time Home Buyer Down Payment Assistance Program

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Neighborhood Partnership Housing Services, Inc. (NPHS) for the First Time Home Buyer Down Payment Assistance (DPA) Program, increasing the amount by \$7,000 and extending the term of the agreement through June 30, 2025.

10.17 Agreement Amendments for Public Works Land Development Engineering and Capital Improvement Program Divisions

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 4 with Cannon Design, Inc., Amendment No. 4 with Dokken Engineering, Amendment No. 1 with NV5, Inc., and Amendment No. 1 with Rick Engineering Company, extending the terms of service only to their Professional Services Agreements supporting the Public Works Land Development Engineering and Capital Improvement Program Divisions; and
2. Authorized the City Manager to execute Amendment No. 1 to the Civil Design Services Agreement with RTM Engineering Consultants (formerly known as K&A Engineering, Inc.) increasing the compensation by \$22,840 for a total agreement amount not-to-exceed \$139,934 and extending the terms to June 30, 2025; and
3. Authorized the City Manager to execute Amendment No. 1 to the Master Agreement for Land Surveying and Mapping Review Services with Dennis Janda, Inc. increasing the compensation by \$140,000, for a three-year total agreement amount not-to-exceed \$370,000.

10.18 Agreement Amendment with KOA Corporation for the McCall Boulevard Widening Project

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 3 to the Professional Services Agreement with KOA Corporation for the McCall Boulevard Widening Project, Capital Improvement Program (CIP) Project No. 22-03, located between Oakhurst Avenue and Menifee Road, for environmental and civil design services, increasing the compensation amount by \$50,557.16, for a total not-to-exceed amount of \$294,043.38, and extending the agreement term through June 30, 2026.

10.19 Agreement Amendments for As Needed Menifee Police Department Contract Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 to the existing Professional Services Agreement with Bio-tox Laboratories for as needed forensic toxicological testing services, increasing the contract amount by \$14,000 for a revised total contract amount not-to-exceed \$38,000, and extending the term of the contract through June 30, 2025; and
2. Approved and authorized the City Manager to execute Amendment No. 1, and all future annual amendments, to the existing Professional Services Agreement with Trauma Intervention Programs, Inc. for as needed trauma incident support services, increasing the contract amount by \$13,856.04 for a revised total contract amount not-to-exceed \$27,421.04, and extending the term of the contract through June 30, 2025; and
3. Approved and authorized the City Manager to execute Amendment No. 1 to the existing Professional Services Agreement with American Forensic Nurses, Inc. for as needed forensic services, increasing the contract amount by \$27,000 for a revised total contract amount not-to-exceed \$51,000, and extending the term of the contract through June 30, 2025; and

4. Approved and authorized the City Manager to execute Amendment No. 1 to the existing Professional Services Agreement with Susan Saxe-Clifford for as-needed professional psychological evaluations, increasing the contract amount by \$55,700 for a revised total contract amount not-to-exceed \$71,450, and extending the term of the contract through June 30, 2027.

10.20 Agreement Amendment with Animal Friends of the Valleys for Animal Field Services

Menifee Police Captain Dave Gutierrez answered questions of the City Council.

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 4 to the existing Professional Services Agreement with Animal Friends of the Valley for animal field services, increasing the contract amount by \$719,696.25 for a revised total contract amount not-to-exceed \$1,646,696.25, and extending the term of the contract through June 30, 2027.

MOVER: Lesa Sobek

SECONDER: Bill Zimmerman

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

10.21 Agreement Renewal with NeoGov for Recruitment, Employee Onboarding, Development, and Performance Solutions

ACTION

1. Approved and authorized the City Manager to execute a renewal of the Subscription Services Agreement with NeoGov for employee recruitment, onboarding, development, and performance solutions for a period of two years through June 30, 2026, in an amount not-to-exceed \$82,076.33.

10.22 Memorandum of Understanding with United States Postal Inspection Service for Criminal Offense Investigation Coordination Efforts

ACTION

1. Approved and authorized the City Manager, or designee, to enter into a Memorandum of Understanding (MOU) with the United States Postal Inspection Service (USPIS) for Inland Empire Financial Crimes.

10.23 Improvement Agreements and Bonds for Nova Power Bank, by Nova Power, LLC

ACTION

1. Approved and authorized the City Manager to execute Public Improvement Agreements to guarantee the completion of required public improvements associated with Assessor's Parcel Number (APN) 331-180-022, located north of McLaughlin Road, east of Antelope Road, and west of San Jacinto Road.

- 10.24 Final Map, Improvement Agreements, and Bonds for Tract Map 31194-1, Golden Meadows, by Richland Planned Communities, Inc.

ACTION

1. Approved and authorized the filing of the final map for Tract Map 31194-1, Golden Meadows, by Richland Planned Communities, Inc., located south of Garbani Road, north of Wickerd Road, and east of Evans Road; and
2. Approved and authorized the City Manager to execute the improvement agreements to guarantee completion of required onsite and offsite improvements and placement of survey monuments.

- 10.25 Replacement Agreement and Bonds for Legado Phase 1 Backbone Infrastructure Improvements, Tract Map No. 37391, Lennar Homes of California, LLC.

ACTION

1. Approved and authorized the City Manager to execute the replacement Subdivision Improvement Agreement with Lennar Homes of California, LLC to guarantee the completion of required public improvements associated with the Legado Phase 1 Backbone Infrastructure Improvements associated with Tract Map No. 37391, located east of Encanto Drive, south of Rouse Road, west of Antelope Road, and north of Chambers Avenue; and
2. Authorized the City Engineer to release 100% of the originally posted securities with BLC Fleming, LLC for the Legado Phase 1 Backbone Infrastructure Improvements, Tract Map No. 37391.

11. PUBLIC HEARING ITEMS

- 11.1 Annual Levy for County Service Areas for Fiscal Year 2024/2025

Chief Financial Officer Travis Hickey and Financial Officer Lori – provided a presentation.

Mayor Zimmerman opened the public hearing at 7:14 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and no correspondence or public comments were received. Mayor Zimmerman closed the public hearing at 7:14 PM.

ACTION

1. Adopted Resolution No. 24-1453, ordering the levy and collection of Fiscal Year 2024/2025 charges for County Service Areas within the City.

MOVER: Bill Zimmerman

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

- 11.2 Annual Levy for Landscaping and Lighting Maintenance District No. 89-1-C (LLMD No. 89-1-C) for Fiscal Year 2024/2025

Chief Financial Officer Travis Hickey provided a presentation. The City Council asked questions of staff.

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

ACTION

1. Adopted Resolution No. 24-1454, ordering the levy and collection of assessments within the Landscaping and Lighting Maintenance District No. 89-1-C ("LLMD 89-1-C") for Fiscal Year (FY) 2024/2025.

MOVER: Dean Deines

SECONDER: Bill Zimmerman

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

12. DISCUSSION ITEMS

12.1 Meniffee Citizens Advisory Committee Composition Amendment

Acting City Clerk Stephanie Roseen provided a presentation. The City Council asked questions of staff.

ACTION

1. Adopted Resolution No. 24-1455, amending Resolution No. 20-981 and modifying the composition and appointments to the Meniffee Citizens Advisory Committee.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

12.2 Meniffee Housing Studies

Community Development Director Cheryl Kitzerow and City Consultant Steve Funnels with Placeworks provided a presentation.

The City Council asked questions of staff.

Correspondence was received from the following.

- Tammy Marine

The City Council provided consensus to receive and file the studies.

12.3 Annual Military Equipment Use Report

Lieutenant Paul Barbieri provided a presentation. The City Council asked questions of staff.

ACTION

1. Affirmed continued use of Menifee Ordinance No. 2022-339 and Menifee Police Department Policy No. 706, providing approval, acquisition, and reporting requirements of military equipment; and
2. Received and filed the Menifee Police Department's Annual Military Equipment Use Report for 2023 and determine the report complies with the standards of approval, as required by Assembly Bill 481 (AB481).

MOVER: Bill Zimmerman
SECONDER: Lesa Sobek

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| <p>AYES: Zimmerman, Karwin, Estrada, Sobek, Deines NAYS: None RECUSE: None</p> |
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13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

City Manager Armando Villa stated the July 3, 2024, City Council meeting would be cancelled.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

None.

16. ADJOURN

Mayor Zimmerman adjourned the meeting at 8:40 PM.

Stephanie Roseen, CMC
Acting City Clerk