

City Council Chambers
29844 Haun Road
Menifee, CA 92586



Menifee City Council
Regular Meeting Minutes

Wednesday, December 04, 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, City Clerk

MINUTES

CLOSED SESSION (5:00 PM)

Mayor Zimmerman called closed session to order at 5:10 PM. Present were Councilmembers Estrada, Karwin, Sobek, Mayor Pro Tem Deines, and Mayor Zimmerman. The City Council recessed to closed session at 5:11 PM for the purposes listed below.

1. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 City of Perris v. City of Menifee, Riverside County Superior Court Case No. CVRI230303456
2. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 City of Menifee v. City of Perris, Riverside County Superior Court Case No. CVRI2203040
3. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION
Gov. Code Section 54956.9(d)(2) or (3): Two cases
4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, INITIATION OF LITIGATION
Government Code section 54956.9(d)(4): Two cases
5. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9
Showprop Menifee DE, LLC v. City of Menifee, Riverside County Superior Court Case No. CVRI2402960
6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code § 54956.8)
Property: Assessor's Parcel Numbers 360-340-005, 360-340-006, and 360-340-007
Agency Negotiators: Armando G. Villa, City Manager; Bryan Jones, Assistant City Manager; Jeffrey Melching, City Attorney
Negotiating Parties: City of Menifee and Jack William Wickerd; Under Negotiation: Price and Terms of Payment

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:04 PM.

City Attorney Jeffrey Melching provided a report out for closed session Item No. 4. The vote was 4-1, with Councilmember Estrada dissenting, to initiate legal action.

2. ROLL CALL

Present: Bill Zimmerman, Bob Karwin, Ricky Estrada, Lesa Sobek, Dean Deines

Absent: None

3. WORDS OF INSPIRATION

3.1 Lupita Ramirez – Women’s Relief Society President, Menifee Church of Jesus Christ of Latter-day Saints

4. PLEDGE OF ALLEGIANCE

Kathy Pickett led the flag salute.

5. PRESENTATIONS

5.1 Citizen of the Month – Anita Russell

Mayor Zimmerman and the City Council recognized Anita Russell as the Citizen of the Month.

5.2 Recognition of Teacher of the Year Misty McBee

The City Council recognized Misty McBee.

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.

- Adan Ochoa
- David Utso
- Suzie Hunt
- David Foust

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meetings and events he attended.

- Wake Up Menifee

- Home Builder Appreciation Luncheon
- Thanksgiving Meal Service at the Kay Cenicerros Center (KCC)
- Western Riverside Council of Governments (WRCOG) Executive Committee Meeting
- Menifee’s Fire Station 5 Ribbon Cutting
- Ambient Communities Meeting
- Menifee’s Trot for a Cause Event

Councilmember Estrada reported on the meetings and events he attended.

- Menifee’s Trot for a Cause Event
- Menifee’s Fire Station 5 Ribbon Cutting

Councilmember Sobek reported on the meetings and events she attended.

- Wake Up Menifee
- Chamber of Commerce Mixer
- Home Builder Appreciation Luncheon
- Thanksgiving Meal Service at KCC
- Riverside Conservation Agency Board Meeting
- Menifee’s Fire Station 5 Ribbon Cutting
- Higher Education Coalition Breakfast
- Evening of Gratitude

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

- Riverside Transit Agency Board Meeting

Mayor Zimmerman reported on the meetings and events he attended.

- Chamber Wake Up at City Hall
- Home Builder Appreciation Luncheon
- Paloma Valley High School NJROTC Pass and Review
- Menifee’s Trot for a Cause
- Lazy Creek Habitat for Humanities’ Home Dedication Ceremony
- Evening of Gratitude
- Menifee’s Fire Station 5 Ribbon Cutting.

9. APPROVAL OF MINUTES

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

9.1 November 20, 2024 Minutes

10. CONSENT CALENDAR

The consent calendar was approved by the following vote.

MOVER: Lesa Sobek

SECONDER: Bob Karwin

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 - September 2024

ACTION

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

10.3 Warrant Register

ACTION

1. Ratified and approved the Voucher Lists dated 10/25/2024, 11/1/2024 and 11/08/2024, the Payroll Register/Other EFTs dated 10/25/2024, 10/28/2024, 11/4/2024, 11/8/2024 and the Void Check Listing PE 10/31/2024 which have a total budgetary impact of \$9,734,411.73.

10.4 Second Reading and Adoption of an Ordinance for Ethanac Business Park Specific Plan Amendment and Zone Change

ACTION

1. Adopted Ordinance No. 2024-405, approving Specific Plan Amendment No. PLN23-0175 and Zone Change No. PLN23-0174 for the Ethanac Business Park, generally located east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road.

10.5 Memorandum of Understanding with the Menifee Police Officers Association (MPOA)

ACTION

1. Adopted Resolution No. 24-1518, approving a successor Memorandum of Understanding (MOU) between the City and the Menifee Police Officers Association (MPOA), for the period of July 1, 2024 through June 30, 2027; and
2. Authorized the City Manager or their designee to execute and implement terms of the MOU and resolutions; and
3. Adopted Resolution No. 24-1519, approving the Classification and Compensation Plan known as the Authorized Position Listing.

10.6 Memorandum of Understanding with the Menifee Police Management Association (MPMA)

ACTION

1. Adopted Resolution No. 24-1520, approving a successor Memorandum of Understanding (MOU) between the City and the Menifee Police Management Association (MPMA) for the period of July 1, 2024 through June 30, 2027; and
2. Authorized the City Manager or their designee to execute and implement terms of the MOU and resolutions; and
3. Adopted Resolution No. 24-1521, approving the Classification and Compensation Plan known as the Authorized Position Listing.

- 10.7 Bid Award and Agreement with Hillcrest Contracting, Inc. for Construction Services for the Civic Center Parking Lot Project

ACTION

1. Awarded bid and authorized the City Manager to execute a Contract Services Agreement with Hillcrest Contracting, Inc. for construction services for the Civic Center Parking Lot, Capital Improvement Program (CIP) Project No. 22-24, located south of Newport Road and east of Town Center Drive, for a total not-to- exceed amount of \$3,292,946.60.

- 10.8 Community Services Department, Language Interpretation Services On-Call List

ACTION

1. Approved the Community Services Department on-call list for language interpretation services for Fiscal Years 2024/2025 through 2029/2030.

- 10.9 Agreements with ETech-360, Inc. and SDI Presence, LLC for As-Needed Professional Information Technology Support Services

ACTION

1. Approved and authorized the City Manager to execute a master agreement with ETech-360, Inc. for professional as-needed service desk support for the Information Technology Department in an amount not-to-exceed \$100,000 for Fiscal Year (FY) 2024/2025; and
2. Authorized the City Manager to approve a one-year renewal to the ETech-360 master agreement for professional as-needed service desk support in an amount not-to-exceed \$100,000, contingent on budget availability; and
3. Approved and authorized the City Manager to execute a master agreement with SDI Presence, LLC for higher level technical support for special projects for the Information Technology Department in an amount not-to-exceed \$100,000 for FY 2024/2025; and
4. Authorized the City Manager to approve a one-year renewal to the SDI Presence, LLC master agreement for higher level technical support for special projects in an amount not-to-exceed \$100,000, contingent on budget availability; and
5. Authorized the Finance Department to issue individual Purchase Orders on an as-needed basis against the executed agreements, not-to-exceed the aggregate agreement amount approved for each year.

- 10.10 Agreements with Ace Uniforms and Macro Industries, Inc. for Professional On-Call Custom Apparel Services

ACTION

1. Approved and authorized the City Manager to execute a master agreement for professional on-call services with Ace Uniforms for custom apparel services in the amount of \$32,000 for Fiscal Year (FY) 2024/2025; and
2. Authorized the City Manager to approve four one-year renewals to the Ace Uniforms Master Agreement in an annual amount of \$32,000, at the City's discretion and contingent on availability of the corresponding budget; and
3. Approved and authorized the City Manager to execute a master agreement for professional on-call services with Macro Industries, Inc. for custom apparel services in the amount of \$32,000 for FY 2024/2025; and

4. Authorized the City Manager to approve four one-year renewals to the Macro Industries, Inc. Master Agreement in an annual amount of \$32,000, at the City's discretion and contingent on availability of the corresponding budget.

- 10.11 Agreement with Riverside County Flood Control and Water Conservation District, County of Riverside, and D.R. Horton for the Menifee Valley – Holland Road Channel, Stage 1

ACTION

1. Approved and authorized the City Manager to execute a Cooperative Agreement to guarantee the completion of the required flood control facility improvements associated with County of Riverside Tract Map 37439 by D.R. Horton Los Angeles Holding Company, Inc., located east of Briggs Road and south of Holland Road, in the unincorporated area of the County of Riverside.

- 10.12 Agreement Amendment with Rincon Consultants, Inc. for On-Call Planning Services for the Legado Project

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 4 to the Professional Services Agreement with Rincon Consultants, Inc. for on-call planning services for the Legado Project, increasing the amount by \$30,000 for a total not-to-exceed amount of \$65,000.

- 10.13 Final Map, Agreement, and Bonds for Tract Map 36658-4, Cimarron Ridge, by Pulte Homes Company, LLC

ACTION

1. Approved and authorized the filing of the final map for Tract Map 36658-4, Cimarron Ridge, by Pulte Homes Company, LLC, located west of Valley Boulevard and south of McLaughlin Road; and
2. Approved and authorized the City Manager to execute the subdivision improvement agreement to guarantee completion of the required onsite improvements associated with Tract Map 36658-4.

- 10.14 Final Map, Agreement, and Bonds for Parcel Map 37624, Heritage Square, by Heritage Square Menifee, LLC

ACTION

1. Approved and authorized the filing of Parcel Map 37624, Heritage Square, by Heritage Square Menifee, LLC, located north of McCall Boulevard and west of Menifee Road; and
2. Approved and authorized the City Manager to execute a subdivision improvement agreement to guarantee completion of required public improvements associated with Parcel Map 37624.

- 10.15 Notice of Completion and Acceptance for the Romoland Grid Area – 3rd Street – ATP Project

ACTION

1. Accepted the improvements for the Romoland Grid Area – 3rd Street – ATP Project, Capital Improvement Program (CIP) Project No. 23-04, located along 3rd Street northeast of Highway 74, west of Antelope Road, and south of Watson Road; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder’s Office.

11. PUBLIC HEARING ITEMS

- 11.1 Appeal of the Murrieta Road Warehouse Project

Principal Planner Ryan Fowler provided a presentation.

The City Council asked staff questions.

Mayor Zimmerman opened the public hearing at 7:07 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed.

Correspondence was received from the following.

- Sharon Russell-Shaw
- Menifee Neighbors Care Linda Fitzgerald
- Jesse Marquez
- City of Perris
- Don Slater
- Teresa Lundstorm
- Michelle Stewert
- Bob Powell
- Kathy Smythe
- Kelly DeChristopher
- Kimberly Tang
- Tammie Carlisle

The applicants/appellants, Peter Shaffer and Jamie McLaughlin, provided a presentation and addressed the City Council.

The following speakers addressed the City Council.

- Chris DeChristopher – in opposition
- Kelly DeChristopher– in opposition
- Kimberly Tang– in opposition
- Adrienne Vender– in opposition
- Amy Smith – In favor
- Kenneth Phung – in opposition
- Jesse Marquez – in opposition
- Sandra Powell – in opposition
- Sharon Russell-Shaw – in opposition
- Andrew Meling – in favor
- Jose Garcia – in favor Loui Lopez – in favor

- Boomer Shannon – in favor
- Randy Madrid – in favor
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The City Council asked the applicant/appellant questions. Applicant/appellant addressed the City Council.

Mayor Zimmerman closed the public hearing at 8:05 PM.

Councilmember Karwin spoke in opposition of the project.
 Councilmember Estrada spoke in opposition of the project.
 Mayor Pro Tem Deines discussed concerns regarding the project and proposed to continue the item to a later date.
 Councilmember Sobek spoke in favor of a continuation.
 Zimmerman spoke in favor of a continuation.

ACTION

1. Continued the item.

MOVER: Dean Deines
SECONDER: Lesa Sobek

AYES: Zimmerman, Sobek, Deines
NAYS: Karwin, Estrada
RECUSE: None

12. DISCUSSION ITEMS

- 12.1 City Council Recognition Policy Amendment

City Clerk Stephanie Roseen provided a presentation.

ACTION

1. Approved the amended City Council Recognition Policy (Policy No. CC-24), incorporating guidelines for the Key to the City recognition.

MOVER: Bill Zimmerman
SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines
NAYS: None
RECUSE: None

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

Councilmember Sobek requested a discussion item for funding options for Cal State San Marcos extension building tenant improvements. Mayor Zimmerman seconded the motion.

Mayor Pro Tem Deines requested to incorporate an overview of Assembly Bill 98 into a previously requested future agenda item request.

16. ADJOURN

Mayor Zimmerman called the meeting to order at 8:35 PM.

Stephanie Roseen, CMC
City Clerk