

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, November 20, 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

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### 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. Mayor Zimmerman recessed to closed session at 5:00 PM for the purposes listed below.

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION LIABILITY CLAIM (GOVERNMENT CODE 54956.9)  
Claimant: Udis Reyes
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Government Code § 54956.8)  
Property: 27930 Watson Road, Menifee, CA (APN 329-05-049);  
Agency Negotiators: Armando Villa, City Manager; Nick Fidler, Public Works Director/City Engineer; Jeffrey Melching, City Attorney;  
Negotiating Parties: City of Menifee; Marco Antonio Cedillo; Under Negotiation: Price and Terms of Payment

### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:00 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

Pastor Joe Sabolick with New Creation Church

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

Cindy Warren led the flag salute.

#### **5. PRESENTATIONS**

##### **5.1 Citizen of the Month – George Mills**

The City Council recognized George Mills as November's Citizen of the Month.

##### **5.2 Retirement Recognition of Sarah Manwaring**

The City Council recognized Sarah Manwaring.

##### **5.3 Fall Teen Award Recognitions**

The City Council recognized the fall teen award recipients Ella Whann, Christopher Gagossian, and James Sisson.

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

Community Services Supervisor Gabbie Cao provided the update.

##### **5.5 Fire Department Quarterly Update**

Fire Chief Mark Scoville provided the update. The City Council asked staff questions.

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

Acting City Clerk Stephanie Roseen stated staff requested to pull Item No. 10.7 from the agenda.

The agenda was approved unanimously (5-0) with modifications.

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

Correspondence was received from the following.

- Don Slater

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

- Gloria Sanchez
- Debby Manion

## 8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meetings and events he attended.

- Ambient Properties Communities Meeting
- Meniffee's Veterans Day Ceremony
- Amphitheater Ad Hoc Committee Meeting
- Western Riverside Council of Governments Meeting

Councilmember Estrada reported on the meetings and events he attended.

- Meniffee's Veterans Day Ceremony
- Meniffee's Annual Education Summit Meeting

Councilmember Sobek reported on the meetings and events she attended.

- Mt. San Jacinto College Foundation Gala
- Meniffee's Veterans Day Ceremony
- Ambient Properties Communities Meeting
- Veterans Day Quilts of Valor
- Meniffee's Annual Education Summit Meeting
- Meniffee Finance Committee Meeting
- Amphitheater Ad Hoc Committee Meeting

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

- Veterans Expo Sponsored by Senator Seyarto
- Miller Jones Veterans Day Event
- Meniffee's Veterans Day Ceremony
- Meniffee Finance Committee Meeting
- Ribbon Cutting for Chevron and Papa Smash Burgers

Mayor Zimmerman reported on the meetings and events he attended.

- You Matter Coalition Meeting
- Veterans Expo Sponsored by Senator Seyarto
- Mt. San Jacinto College 60th Anniversary
- Miller Jones Veterans Day Event
- Meniffee's Veterans Day Ceremony
- Veterans Day Quilts of Valor
- Chamber of Commerce Mixer at the Community Cupboard
- Riverside County Transportation Commission Meeting
- Rotary Club Meeting
- Chamber Ribbon Cutting for Chevron and Papa Smash Burgers
- History Program from History Association
- Chamber of Commerce Board Meeting
- Youth Leaders of Meniffee Meeting

## 9. APPROVAL OF MINUTES

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

9.1 November 6, 2024 Minutes

## 10. CONSENT CALENDAR

Mayor Pro Tem Deines requested to pull Item No. 10.3 for further discussion.

The balance of 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 Warrant Register

### **ACTION**

1. Ratified and approved the Voucher Lists dated 10/11/2024 and 10/18/2024, the Payroll Register/Other EFTs dated 10/9/2024, 10/11/2024, 10/15/2024 and 10/18/2024 which have a total budgetary impact of \$7,375,122.01.

10.3 Monthly Public Safety Reports

Mayor Pro Tem Deines asked staff questions.

### **ACTION**

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

**MOVER:** Dean Deines

**SECONDER:** Lesa Sobek

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

**NAYS:** None

**RECUSE:** None

10.4 American Rescue Plan Funds Update

**ACTION**

1. Received summary update on American Rescue Plan Act (ARPA) funds expended and remaining funds to be expended; and
2. Approved a budget transfer in the amount of \$809,080.55 (Grant Fund), reprogramming ARPA funds from CIP 20-13: Paloma Wash Pedestrian Bridge and CIP 23-13: ARP-Cherry Hills Facility Improvements Project to CIP 19-15: Central Park Amphitheater; and
3. Approved a budget transfer in the amount of \$809,080.55 (General Fund), reprogramming from CIP 19-15: Central Park Amphitheater to CIP 20-13: Paloma Wash Pedestrian Bridge and CIP 23-13: ARP-Cherry Hills Facility Improvements Project.

10.5 California Intergovernmental Risk Authority Board of Directors Voting Representative and Alternate

**ACTION**

1. Adopted Resolution No. 24-1510, appointing the City Manager as representative to the California Intergovernmental Risk Authority (CIRA) Board of Directors and the Interim Human Resources Manager as alternate and authorize representatives to vote on behalf of the City.

10.6 Second Reading and Adoption of an Ordinance to Levy Special Taxes Within Improvement Area No. 2 and Improvement Area No. 3 of Community Facilities District No. 2022-3, Legado

**ACTION**

1. Adopted Ordinance No. 2024-404, authorizing the levy of special taxes within Improvement Area No. 2 and Improvement Area No. 3 of Community Facilities District No. 2022-3, Legado, located to the northwest of Antelope Road and Chambers Avenue and south of Rouse Road.

10.7 Resolution of Intention for Annexation No. 28, Nova Power, into Community Facility District 2017-1, Maintenance Services

**ACTION**

1. Pulled from the agenda. No action taken.

- 10.8 Resolution of Intention for Annexation No. 27, Encanto/McCall Gas Station, into Community Facility District 2017-1, Maintenance Services

**ACTION**

1. Accepted the Petitions of KA Menifee, LLC, Capital Financial Group, Inc. Defined Benefit Pension Plan, Kaassi International, Inc. Defined Benefit Pension Plan, and KZA Inc. Defined Benefit Pension Plan for the annexation of Assessor's Parcel No.'s 333-040-043 and 333-040-044, located on the northwest corner of the intersection of Encanto Drive and McCall Boulevard, into Community Facilities District No. 2017-1 ("CFD No. 2017-1" or "CFD"), Maintenance Services, as Annexation Area No. 27; and
2. Adopted Resolution No. 24-1511, intent to add Annexation No. 27 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 January 15, 2025.

- 10.9 Fiscal Year 2024/2025 Police Department Fleet Vehicle Purchases

**ACTION**

1. Approved and authorized the Finance Department to issue a purchase order for the purchase of six vehicles from Winner Chevrolet in a not-to-exceed amount of \$392,138.55, including tax and delivery, from the Grant Fund (ARPA), through a California Department of General Services Agreement as permitted under the Menifee Municipal Code Section 3.12.070 (6) with Contract No. 1-22-23-23D; and
2. Approved and authorized the Finance Department to issue a purchase order for six vehicle upfits which includes lights and sirens, from the State of California Contract Vendor Wondries/National Auto Fleet Group in a not-to-exceed amount of \$186,729.30, including tax and service fees, from the Law Enforcement DIF Fund, through a cooperative purchasing (piggyback) agreement as permitted under the Menifee Municipal Code Section 3.12.070 (6) with Sourcewell Contract No. 091521-NAF; and
3. Approved and authorized the Finance Department to issue a purchase order for six L3/Harris XL-200 Mobile Radios from Cazcom, Inc. in a not-to-exceed amount of \$49,417.78, including tax and delivery, from the Grant Fund (ARPA), through a cooperative purchasing (piggyback) agreement as permitted under the Menifee Municipal Code Section 3.12.070 (6) with NASPO and HGAC Contracts; and
4. Approved and authorized the Finance Department to issue a purchase order for six Getac V110 G7 In-Car Computers from SHI International Corp. in a not-to-exceed amount of \$33,597.27, including tax and delivery, from the Law Enforcement DIF Fund and Grant Fund (ARPA), through a cooperative purchasing (piggyback) agreement as permitted under the Menifee Municipal Code Section 3.12.070 (6) with OMNIA Partners Contract No. 2018011-02; and
5. Authorized the City Manager or his designee to execute the required documents and approve any future change orders due to price increase, limited availability, or unavailability of vehicles.

- 10.10 Memorandum of Understanding with the City of Indio for Off-Duty Staffing of Special Events

**ACTION**

1. Approved and authorized the City Manager, or designee, to execute a Memorandum of Understanding (MOU) with the City of Indio for the reimbursement of costs for off-duty staffing at special events.

- 10.11 Bid Award and Agreement with Davis Ollis Landscape Development, Inc. for the Cherry Hills Street Median Conversion Project

**ACTION**

1. Awarded bid and authorized the City Manager to execute a Contract Services Agreement with David Ollis Landscape Development, Inc. to perform construction services for the Cherry Hills Street Median Conversion Project, Capital Improvement Project (CIP) No. 24-22, located on Cherry Hills Boulevard between Pebble Beach Drive and Sun City Boulevard, in the amount not-to- exceed \$133,983.20; and
2. Approved a budget transfer in the amount of \$7,000 (Grant Fund), reprogramming American Rescue Plan Act (ARPA) funds from CIP 25-10: Kay Cenicerros Display Sign Project savings to CIP 24-22: Cherry Hills Street Median Conversion Project.

- 10.12 Bid Award and Agreement with AD Improvements, Inc. for the Krikorian Entertainment Complex Demolition and Site Clearance Project

The following speaker addressed the City Council.

- Michael Knighten

**ACTION**

1. Subject to Recommended Action 2, below, awarded bid and authorized the City Manager to, if necessary, execute a Contract Services Agreement ("Agreement") with AD Improvements, Inc. for the Krikorian Entertainment Complex Demolition and Site Clearance Project ("Project"), located at the southwest corner of Newport Road and Town Center Drive, in the total amount of \$231,100; and
2. Authorized the City Manager to forego execution of the Agreement and/or to terminate the Agreement, if he determines that the abatement work on the Krikorian Entertainment Complex property will be privately performed within a reasonable time and to the reasonable satisfaction of City staff.
3. Adopted Resolution No. 24-1512 appropriating \$265,765 for the Project within the General Fund.

- 10.13 Agreement with Chandler Asset Management for Professional Investment Services

**ACTION**

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Chandler Asset Management for professional investment services in an annual not-to-exceed amount of \$125,000 through June 30, 2027.

- 10.14 Master Agreements with PCE and Rhythm Tech Productions for On Call Sound and Stage Equipment Rental Services

**ACTION**

1. Approved and authorized the City Manager to execute a Master Agreement for professional on call services with PCE for sound and stage equipment rental services in the amount of \$42,710 for Fiscal Year (FY) 2024/2025; and
2. Authorized the City Manager to approve three one-year auto-renewals to the PCE Master Agreement in the amount of \$68,710 annually, 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 Rhythm Tech Productions for sound and stage equipment rental services in the amount of \$42,710 for FY 2024/2025; and
4. Authorize dthe City Manager to approve three one-year auto-renewals to the Rhythm Tech Productions Master Agreement in the amount of \$68,710 annually, at the City's discretion and contingent on availability of the corresponding budget.

- 10.15 Agreement Amendment with T.Y. LIN International for the Holland Road / I-215 Overcrossing Project

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 7 to the Professional Services Agreement with T.Y. Lin International, for the Holland Road / I-215 Overcrossing, Capital Improvement Program (CIP), Project No. CIP 13-03, increasing the compensation by \$15,000, for a total amount not- to-exceed \$2,586,667 and to extending the term through June 30, 2025.



10.16 Agreement, Bond and Public Improvement Acceptance for RV Super Center

**ACTION**

1. Approved and authorized the City Manager to execute an Improvement Agreement to warranty streets, drainage, water, sewer and landscape improvements associated with RV Super Center, Conditional Use Permit No. 2016-233, located at the southeast corner of Encanto Drive and McLaughlin Road (APN 331-120-066); and
2. Accepted the public improvements for the RV Super Center.

10.17 Acceptance of Landscape Improvements and 90% Release of Security for Parcel Map 37130, McCall Plaza, by McCall Plaza, LP

**ACTION**

1. Accepted the landscape improvements for Parcel Map 37130, McCall Plaza, located south of McCall Boulevard and east of Sherman Road; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

10.18 Notice of Completion and Acceptance for the Bradley Road Widening Near Paloma Valley High School Northern Entrance Project

**ACTION**

1. Accepted the improvements for the Bradley Road Widening near Paloma Valley High School Northern Entrance Project, Capital Improvement Program (CIP) Project No. 23-03, located on the east side Bradley Road, just south of Maltese Way; 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 Ethanac Business Park

Associate Planner Fernando Herrera provided a presentation.

The City Council asked staff questions.

Mayor Zimmerman opened the public hearing at 7:37 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed.

Correspondence was received by the following.

- City of Perris

Applicant Jon Kelley with Core5 addressed the City Council.

The following speakers addressed the City Council.

- Jayson Baiz
- John Fox
- Andrew Mayorga
- Salvador Amezcua
- Jon Shardlow
- Armando Herrera

Mayor Zimmerman closed the public hearing at 7:51 PM.

Councilmember Karwin spoke in favor of the item.

Councilmember Estrada spoke in opposition of the item.

Councilmember Sobek spoke in favor of the item.

Mayor Pro Tem Deines spoke in favor of the item.

Acting City Clerk Stephanie Roseen introduced the ordinance by title.

**ACTION**

1. Adopted Resolution No. 24-1513, adopting a Mitigated Negative Declaration, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment and direct staff to file a Notice of Determination; and
2. Adopted Resolution No. 24-1514, approving General Plan Amendment No. PLN23-0173, generally located east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road; and
3. Adopted Resolution No. 24-1515, approving Plot Plan No. PLN23-0171, generally located east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road.

**MOVER:** Bob Karwin

**SECONDER:** Dean Deines

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

**NAYS:** Estrada

**RECUSE:** None

4. Introduced an ordinance approving Specific Plan Amendment No. PLN23-0175 and Zone Change No. PLN23-0174.

**MOVER:** Bob Karwin

**SECONDER:** Dean Deines

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

**NAYS:** Estrada

**RECUSE:** None

## 11.2 Appeal of the CADO Menifee Industrial Warehouse Project

Principal Planner Ryan Fowler provided a presentation.

The City Council asked staff questions.

Mayor Zimmerman opened the public hearing at 8:27 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed.

Correspondence was received by the following.

- City of Perris
- Applicant, Capstone Industrial

John Fox, City Attorney on behalf of the City of Perris, spoke in opposition of the project.

President of Capstone Alex Zizakis and legal land use counsel addressed the City Council and provided a presentation.

The following speakers addressed the City Council.

- Cheryl Cay
- Zach Strasters
- Loui Lopez
- Carlos Garcia
- Elijah Silva
- John Sisley
- Juan Serrato
- Jonathan Dailey
- Omar Cobian
- Kelly DeChristopher
- Jon Shardlow

The City Council asked questions of the appellant.

Mr. Fox addressed the City Council.

Mr. Zizakis addressed the City Council.

Mayor Zimmerman closed the public hearing at 9:12 PM.

Councilmember Estrada spoke in opposition of the item.

Councilmember Karwin spoke in favor of the item.

Mayor Zimmerman spoke in favor of the item.

Mayor Pro Tem spoke in favor of the item.

Councilmember Sobek spoke in favor of the item.

**ACTION**

1. Adopted Resolution No. 24-1516, denying Appeal No. PLN24-0182, certifying the Environmental Impact Report (State Clearinghouse No. 2022040622), and adopting the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program.

**MOVER:** Dean Deines

**SECONDER:** Bob Karwin

<b>AYES:</b> Zimmerman, Karwin, Sobek, Deines
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<b>NAYS:</b> Estrada
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<b>RECUSE:</b> None
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2. Adopted Resolution No. 24-1517, denying Appeal No. PLN24-0182 and approving Tentative Parcel Map No. 38139 (PLN22-0041) and Plot Plan No. PLN21-0370 generally located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road.

**MOVER:** Dean Deines

**SECONDER:** Bob Karwin

<b>AYES:</b> Zimmerman, Karwin, Sobek, Deines
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<b>NAYS:</b> Estrada
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<b>RECUSE:</b> None
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**12. DISCUSSION ITEMS - NONE**

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

None.

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

Councilmember Estrada requested a discussion item on the Economic Development Corridor – Northern Gateway land uses and relation to the general plan. Mayor Zimmerman seconded the request.

Councilmember Karwin requested a discussion item regarding options to temporarily beautify the vacant lot located at the intersection of Bradly and Cherry Hills Boulevard for the City's Maintenance and Operations Center. Mayor Zimmerman seconded the request.

Mayor Zimmerman requested a joint workshop for the Planning Commission and City Council regarding the overview of development, land uses, and role of a Planning Commissioner. Councilmember Sobek seconded the request.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 9:39 PM.

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Stephanie Roseen, CMC  
Acting City Clerk