

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, February 21, 2024
5:00 PM Closed Session
6:00 PM Regular Meeting

Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Sarah Manwaring, City Clerk

CLOSED SESSION (5:00 PM)

Mayor Zimmerman called closed session to order at 5:00 PM. Present were Councilmembers Estrada, Karwin, and Sobek, Mayor Pro Tem Deines, and Mayor Zimmerman. The City Council recessed to closed session at 5:01 PM for the purposes listed below.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8 - Property: 2555 Bundy Canyon Road, Menifee CA 92584; Agency Negotiators: Armando Villa, City Manager; Nicolas Fiddler, Public Works and Engineering Director, Carlos Geronimo, Principal Engineer; Jeffrey Melching, City Attorney; Negotiating Parties: City of Menifee; Christopher Good; Under Negotiation: Price and Terms of Payment
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 6:02 PM. City Attorney Jeffrey Melching stated there was no reportable action from closed session.

2. ROLL CALL

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

3. WORDS OF INSPIRATION

Micah Orloff – Elevation Church

4. PLEDGE OF ALLEGIANCE

Vicki Carpenter led the flag salute.

5. PRESENTATIONS

5.1 Outstanding Citizen of the Month – Luis Vidal

Mayor Zimmerman recognized Luis Vidal as the Citizen of the Month. The City Council provided Mr. Vidal with a certificate.

5.2 Business Spotlight – LCL Realty and Property Management

The City Council recognized Karen Nolan and Barbara Caley with LCL Realty and Property Management and shared a short video.

5.3 Community Services Update

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

6. AGENDA APPROVAL OR MODIFICATIONS

City Clerk Sarah Manwaring reported that staff would like to pull Item No.10.7 from the agenda.

The agenda was approved unanimously (5-0) as modified.

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

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

- Kassen Klien
- Ron Sullivan
- Francisco Urbina

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the events and meetings he attended.

- RV Super Center Ribbon Cutting
- Arts Council Meniffee Arts Fair
- Chamber of Commerce Mixer at Texas Roadhouse

Councilmember Estrada reported on the events and meetings he attended.

- Chamber of Commerce Mixer at Nutrition Elevated
- RV Super Center Ribbon Cutting

Councilmember Sobek reported on the events and meetings she attended.

- Southwest Riverside County Higher Education Coalition
- Filming for Baker to Vegas
- Meniffee Finance Committee Meeting
- Meniffee Central Park Amphitheater Groundbreaking

- Truax Company Meeting
- RV Super Center Ribbon Cutting

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

- Menifee Finance Committee Meeting
- Mayor’s Idea Exchange
- Sphere of Influence Ad Hoc Committee Meeting with Supervisor Chuck Washington
- Central Park Amphitheater Groundbreaking
- RV Super Center Ribbon Cutting

Mayor Zimmerman reported on the events and meetings he attended.

- Rotary Club Meeting
- Scout Pack 444 Bridging Ceremony
- Community Partners Meeting
- Chamber of Commerce Mixer at Nutrition Elevated
- Riverside County Transportation Commission (RCTC) Meeting
- Mayor’s Idea Exchange
- Sphere of Influence Ad Hoc Committee Meeting with Supervisor Chuck Washington
- Santa Rosa Academy Board Meeting
- Central Park Amphitheater Groundbreaking
- RV Super Center Ribbon Cutting
- Arts Council Menifee Arts Fair
- Chamber of Commerce Mixer at Texas Roadhouse

9. APPROVAL OF MINUTES - NONE

10. CONSENT CALENDAR

Councilmember Estrada requested for his vote to reflect “no” for all items related to Item No. 10.5.

The following speakers provided public comment for Item No. 10.5.

- Sarah Locklin
- Francisco Urbina
- Omar Cobian

Correspondence was received for Item No. 10.5 from the following.

- City of Perris
- Mitchell Tsai

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 1/19/2024 and 1/26/2024 and the Payroll Register/Other EFTs dated 1/19/2024 and 1/23/2024, which have a total budgetary impact of \$4,956,865.18.

10.3 Treasurer's Report - December 2023

ACTION

1. Received and filed the Treasurer's Report as of December 31, 2023.

10.4 Monthly Public Safety Reports

ACTION

1. Received and filed Public Safety Reports – December 2023.

10.5 Menifee Valley Specific Plan

ACTION

1. Adopted Resolution No. 24-1397, certifying the Environmental Impact Report (EIR) (State Clearinghouse No. 2022030233), adopting the Findings of Fact and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Menifee Valley Specific Plan (MVSP) Project located north of the Burlington Northern Santa Fe Railroad tracks and Matthews Road, west of Briggs Road, south of SR-74, and east of Menifee Road; and
2. Adopted Resolution No. 24-1398, approving General Plan Amendment No. PLN21-0336; and
3. Adopted Resolution No. 24-1399, approving Tentative Tract Map No. PLN22-0033; and
4. Adopted Ordinance No. 2024-386, approving Change of Zone No. PLN21-0335, Specific Plan

10.6 Agreement Amendment with Environmental Science Associates for On-Call Environmental Review Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 with Environmental Science Associates for Fiscal Year 2023/2024 on-call environmental review services, increasing the compensation by \$10,000 for a total agreement amount not-to-exceed \$25,000.

- 10.7 Agreement Amendment with Western Riverside Council of Governments for the Regional Streetlight Program, Streetlight Operations and Maintenance

This item was pulled from the agenda.

- 10.8 Agreement Amendment with the State of California, Department of California Highway Patrol for the Holland Road / I-215 Overcrossing Project

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Construction Zone Enhanced Enforcement Program Agreement with the State of California, Department of California Highway Patrol for traffic control related services for the Holland Road / I-215 Overpass Project, Capital Improvement Program Project No. CIP 13-03.

- 10.9 Agreement Amendment with ETech-360, Inc. for As-Needed Professional Information Technology Support Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 3 to the professional services agreement with ETech-360, Inc. for as-needed professional information technology support services in an amount not-to- exceed \$120,000, for a revised total of \$336,666.

- 10.10 Quitclaim Deeds to Riverside County Flood Control and Water Conservation District for Storm Drainage Easements in Audie Murphy Ranch

ACTION

1. Approved Quitclaim Deeds for Salt Creek/Clover Creek Lane Storm Drain Stage 3 Line A for two segments of Line A that run through a portion of Tract 28920-1; and
2. Approved Quitclaim Deed for Salt Creek/Destry Drive Storm Drain Stage 1 Line B for the segment of Line B that runs through a portion of Tract 31822-1; and
3. Approved Quitclaim Deeds for Salt Creek/Destry Drive Storm Drain Stage 1 Line B for two segments of Line B that run through a portion of Tract 36485-2; and
4. Approved Quitclaim Deed for Salt Creek/Destry Drive Storm Drain Stage 1 Line C7 for the segment of Line C7 that runs through a portion of Tract 36485-10.

- 10.11 Appropriation of Developer In-Lieu Fair-Share funds for the Goetz Road/Vista Way Traffic Signal Project

ACTION

1. Adopted Resolution No. 24-1400, amending the Fiscal Year 2023/2024 capital improvement budget by appropriating Developer In-Lieu Fair Share deposits in the amount of \$24,069.72 from the Trust Fund to the Capital Projects Fund for the Goetz Road/Vista Way Traffic Signal Project, Capital Improvement Program Project No. 23-02.

- 10.12 Parcel Map 38627 for Financing Purposes for Banner Park South by Diamond Brothers Five Partnership, LP

ACTION

1. Adopted Resolution No. 24-1401, approving filing of Parcel Map No. 38627 for financing purposes for Banner Park South, located south of Domenigoni Parkway and west of Briggs Road, by Diamond Brothers Five Partnership, LP; and
2. Authorized the City Clerk to file the adopted resolution with the Riverside County Recorder's Office, discharging the existing Subdivision Lien Agreement; and
3. Authorized the City Manager to execute all other documents necessary to facilitate the discharge of the existing Subdivision Lien Agreement associated with Tract Map No. 32101.

- 10.13 Agreement and Bond for Plot Plan 2020-0167, Boulders Mixed Use, by Boulders Menifee LLC

ACTION

1. Approved and authorized the City Manager to execute a Landscape Improvement Agreement to guarantee the completion of required public landscape improvements associated with Plot Plan 2020-0167, Boulders Mixed Use, by Boulders Menifee LLC, located north of Normandy Road and east of Berea Road.

- 10.14 Agreements and Bonds for Elementary School No. 15, by Menifee Union School District

ACTION

1. Approved and authorized the City Manager to execute Public Improvement Agreements to guarantee the completion of required public improvements associated with Elementary School Number 15 (the Salley Buselt Elementary School) by Menifee Union School District.

- 10.15 Acceptance of Public Improvements and 90% Release of Security for Tract Map 34406-3, Hampton at Heritage Lake, by Lennar Homes of California, Inc.

ACTION

1. Accepted the public improvements for streets, drainage, water, and sewer systems for Tract Map 34406-3, Hampton at Heritage Lake, located north of McCall Boulevard and west of Aqua Drive; and
2. Authorized the City Engineer to release 90% of the posted securities per the City's Standard Policies.

11. PUBLIC HEARING ITEMS

- 11.1 Motte Business Center Appeal

Senior Planner Brett Hamilton provided a presentation and reported on the appeal.

The City Council asked questions from staff and City consultants.

Mayor Zimmerman opened the public hearing at 7:15 PM. City Clerk Sarah Manwaring confirmed that the item was legally noticed.

The City Council received correspondence from the following.

- City of Perris

The following speakers addressed the City Council.

- Jonathan Daily
- Sarah Locklin
- Molly Bittle
- John Gentillon
- Francisco Urbina

Mayor Zimmerman closed the public hearing at 7:28 PM.

Councilmember Estrada stated the reasons he was in opposition to the item.

Mayor Pro Tem stated the reasons he was in support of the item.

Councilmember Karwin stated the reasons he was in support of the item.

ACTION

1. Adopted Resolution No. 24-1402, denying Appeal No. PLN23-0249 and upholding the Planning Commission's certification of an Environmental Impact Report, approval of Tentative Parcel Map No. 38432 (PLN22-0114), and Plot Plan No. PLN22-0115 for Motte Business Center Project generally located at the southwest corner of Ethanac Road and Antelope Road.

MOVER: Bob Karwin

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

12. DISCUSSION ITEMS

- 12.1 Statutory Increase in Compensation for Members of the City Council to Take Effect after the 2024 Municipal Election

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

Councilmember Karwin spoke in opposition to the item.

Mayor Zimmerman spoke in opposition to the item.

Councilmember Estrada spoke in favor of the item.

Mayor Pro Tem Deines spoke in favor of the item.

Councilmember Sobek spoke in favor of the item.

City Clerk Sarah Manwaring introduced the ordinance by title.

ACTION

1. Introduced an ordinance approving a statutory increase of \$1,900 for members of the City Council to take effect after the 2024 municipal election.

MOVER: Dean Deines

SECONDER: Ricky Estrada

AYES: Estrada, Sobek, Deines

NAYS: Zimmerman, Karwin

RECUSE: None

- 12.2 Ordinance Introduction for the Repeal and Replacement of Chapter 5.45 of Title 5 Related to the Regulation of Massage Establishments

Menifee Police Captain Dave Gutierrez provided a presentation.

The City Council asked questions of staff.

City Clerk Sarah Manwaring introduced the ordinance by title.

ACTION

1. Introduced an ordinance repealing and replacing Chapter 5.45 of Title 5 of the Menifee Municipal Code relating to the regulation of Massage Establishments.

MOVER: Lesa Sobek

SECONDER: Bill Zimmerman

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

- 12.3 Southern Gateway Specific Plan Ad Hoc Subcommittee

Community Development Deputy Director Orlando Hernandez provided a presentation on the item.

ACTION

1. Appointed Councilmember Estrada and Mayor Zimmerman to serve on the Southern Gateway Specific Plan Ad Hoc Subcommittee

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

City Manager Armando Villa addressed the City Council.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

Councilmember Sobek requested a discussion item regarding revising the purpose and continuing the Amphitheater Ad Hoc Committee. Mayor Pro Tem Denies seconded the request.

16. ADJOURN

Mayor Zimmerman adjourned the meeting in honor of Menifee Police Officer Juan Sanchez at 8:17 PM.

Stephanie Roseen, CMC
Acting City Clerk