

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, March 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 City 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 5:01 PM for the purposes listed below.

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 6:00 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

Thor Ramsey with Center Church provided the words of inspiration.

#### 4. PLEDGE OF ALLEGIANCE

Resident Bill Seaton led the flag salute.

## **5. PRESENTATIONS**

### **5.1 Winter Teen Awards**

Community Services Coordinator Michael Rinehart introduced the Winter Teen Award recipients; Benicio Sevilla, Alfredo Chavez, and Aliza Lazaro. The City Council presented them with certificates.

### **5.2 Outstanding Citizen of the Month – Gayle McCracken**

Councilmember Karwin introduced his Citizen of the Month, Gayle McCracken. The City Council presented her with a certificate.

### **5.3 Business Spotlight – Black Bear Diner**

Acting Economic Development Manager Kayla Charters introduced Juan Hernandez and Salvador Santiago with Black Bear Diner. The City Council shared a short video and presented Mr. Hernandez and Mr. Santiago with a certificate.

### **5.4 Recognition of Division Chief Lonny Olson**

The City Council and City Manager Armando Villa thanked Division Chief Lonny Olson for his service to the City of Menifee.

### **5.5 Community Services Update**

Community Services Manager Mariana Mitchell provided a presentation and update on Community Services activities.

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

The agenda was approved unanimously (5-0) with no modifications.

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

None.

## **8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Karwin reported on the meeting he attended.

- Menifee Police Officers Association Meet and Greet

Councilmember Estrada reported on the meetings and events he attended.

- Menifee Police Officers Association Meeting Meet and Greet
- Quail Valley Community Meeting
- League of California Cities (“CalCities”) Regional Update
- Santa Rosa Innovation Expo

Councilmember Sobek reported on the event she attended.

- International Women's Day Event

Mayor Zimmerman reported on the meetings and events he attended.

- Oak Meadows Classroom Visits
- History Museum Event
- 50<sup>th</sup> Anniversary Sun City Twirlers Recognition
- Mayor Fireside Chat at WellQuest Senior Living
- Ridgemore Elementary School Classroom Visit
- Chamber of Commerce Mixer at 9<sup>th</sup> Shield
- Riverside County Transportation Commission (RCTC) Meeting
- Santa Rosa Academy Innovation Expo
- Rotary Club Meeting
- History Program on Wright Family
- Community Engagement Forum in at Cherry Hills by the Civic Association
- Southwest Higher Education Coalition Meeting
- Chamber of Commerce Mixer and Nothing Bunt Cakes

## 9. APPROVAL OF MINUTES

### 9.1 January 17, 2024 Minutes

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

## 10. CONSENT CALENDAR

Councilmember Karwin requested to pull Item No. 10.6 and Councilmember Sobek requested to pull Item No. 10.7.

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

**MOVER:** Dean Deines

**SECONDER:** Lesa Sobek

**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 - January 2024

#### **ACTION**

1. Received and filed the Treasurer's Report as of January 31, 2024.

### 10.3 Warrant Register

**ACTION**

1. Ratified and approved the Voucher Lists dated 02/16/2024 and 02/23/2024 and the Payroll Register/Other EFTs dated 02/15/2024, 02/16/2024, 02/22/2024 and 02/27/2024, which have a total budgetary impact of \$7,011,559.31.

10.4 Monthly Public Safety Reports

**ACTION**

1. Received and filed Public Safety Reports for January 2024.

10.5 Second Reading and Adoption of an Ordinance Repealing and Replacing Chapter 5.45 of the Menifee Municipal Code Relating to Massage Businesses

**ACTION**

1. Adopted Ordinance No. 2024-388, repealing and replacing Chapter 5.45 of the Menifee Municipal Code relating to massage businesses.

10.6 Second Reading and Adoption of an Ordinance Approving a Statutory Increase in Compensation for Members of the City Council

This item was pulled for a separate vote. Councilmember Karwin restated he was not in favor of the proposed ordinance. City Attorney Jeffrey Melching confirmed the vote for the ordinance adoption would reflect the vote that was taken during the introduction and first reading.

**ACTION**

1. Adopted Ordinance No. 2024-389, approving a statutory increase of \$1,900 for members of the City Council to take effect following the 2024 municipal election.

**MOVER:** Dean Deines

**SECONDER:** Ricky Estrada

**AYES:** Estrada, Sobek, Deines

**NAYS:** Karwin, Zimmerman

**RECUSE:** None

10.7 Agreement with the Judicial Council of California for Overflow Parking at the City of Menifee's Civic Center Parking Lot

Assistant to the City Manager Rebekah Kramer provided a brief overview of the item and answered questions from the City Council.

**ACTION**

1. Approved and authorized the City Manager to execute a reciprocal parking agreement with the Judicial Council of California to allow for access to overflow parking in the City of Menifee's civic center parking lot located at the intersection of Town Center Drive and City Hall Drive.

**MOVER:** Lesa Sobek  
**SECONDER:** Bill Zimmerman

<p><b>AYES:</b> Zimmerman, Karwin, Estrada, Sobek, Deines <b>NAYS:</b> None <b>RECUSE:</b> None</p>
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- 10.8 Agreement with Kimley-Horn and Associates, Inc. for a Master Circulation Plan Study in the Economic Development Corridor – Northern Gateway

**ACTION**

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. in an amount not-to-exceed \$124,750 to prepare a Master Circulation Plan Study within the Economic Development Corridor – Northern Gateway.

- 10.9 Agreement Amendment with Tyler Technologies, Inc. for the Enterprise Resource Planning Financial Management Software Solution

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 1, updating the scope of work and terms and conditions to the Software as a Services Agreement ("SaaS") with Tyler Technologies, Inc. for comprehensive Enterprise Resource Planning Financial Management Software Solution ("MUNIS") in the amount of \$29,722.50; and
2. Authorized the City Manager to execute future contract amendments to the SaaS Agreement with Tyler Technologies, Inc. contingent on project budget availability.

- 10.10 Agreement Amendment with Axon Enterprise, Inc. for the Purchase of Police Department Tasers

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 5 with Axon Enterprise, Inc. for the purchase of five taser sets and other required equipment and services for Police Department staff in the not-to-exceed amount of \$6,641.34 including tax; and
2. Exempt the purchase from competitive bidding as it will be made under the Cooperative Purchasing Agreement ("Piggyback") with National Purchasing Partners Government, Contract No. PS20270; and
3. Authorized the City Manager to execute the required documents and the Finance Department to issue a corresponding Purchase Order (PO) for the purchase.

- 10.11 Riverside County Flood Control and Water Conservation District Annual Zone 4 Program Funds for the Garbani Road Drainage Improvements Project

**ACTION**

1. Accepted the Fiscal Year 2025/2026 Riverside County Flood Control and Water Conservation District ("District") Annual Zone 4 Program Funds for the Garbani Road Drainage Improvements ("Project"), Capital Improvement Program No. CIP 25-09; and

2. Approved and authorized the City Manager to execute a Funding Agreement with the District for the Project in an amount not-to-exceed \$674,000.

10.12 California Department of Resources Recycling and Recovery Cycle 16 Rubberized Pavement Grant Acceptance

**ACTION**

1. Accepted the Fiscal Year 2023/2024 California Department of Resources Recycling and Recovery ("CalRecycle") Cycle 16 Rubberized Pavement Grant Program funds for the Pavement Management Program; and
2. Approved and authorized the City Manager to execute a Grant Agreement with CalRecycle for the Pavement Management Program in an amount not-to- exceed \$136,667.

10.13 Agreement and Bonds for Park and Associated Landscape Improvements for Tract Map 36658-4, Cimarron Ridge - Planning Area 4B, by Pulte Home Company, LLC

**ACTION**

1. Approved and authorized the City Manager to execute a Landscape Improvement Agreement and bonds to guarantee the completion of required public park and associated landscape improvements for Tract Map 36658-4, Cimarron Ridge Planning Area 4B, by Pulte Home Company, LLC, located north of Rouse Road between Goetz Road and Valley Boulevard.

**11. PUBLIC HEARING ITEMS**

11.1 Cimarron Ridge Specific Plan

Deputy Community Development Director Orlando Hernandez provided a presentation and reported on the Cimarron Ridge Specific Plan.

The City Council asked questions of staff.

Mayor Zimmerman opened the public hearing at 7:09 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and no correspondence had been received.

Applicant Patrick Lynam stated he approved the Conditions of Approval with addition of the addition of number 18 as presented by staff.

The following speaker addressed the City Council.

- Paul Onufer

Mayor Zimmerman closed the public hearing at 7:13 PM. Mayor Zimmerman spoke in favor of the item.

Acting City Clerk Stephanie Roseen introduced the titles of the two ordinances.

### **ACTION**

1. Adopted Resolution No. 24-1406, adopting an Addendum to the Certified Final Environmental Impact Report (State Clearinghouse No. 2014051029) for Tentative Tract Map No. 36658, Cimarron Ridge Specific Plan (SP 2013-247) located south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard; and
2. Introduced an ordinance approving Specific Plan Amendment No. PLN23-0060; and
3. Adopted Resolution No. 24-1407, approving Major Modification No. PLN22-0246 to TTM No. 36658 located in Planning Area (PA)-4, PA-5, and PA- 6 of the Cimarron Ridge Specific Plan; and
4. Introduced an ordinance approving the Cimarron Ridge Development Agreement Amendment No. PLN23-0241.

**MOVER:** Bill Zimmerman

**SECONDER:** Lesa Sobek

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

**NAYS:** None

**RECUSE:** None

## **12. DISCUSSION ITEMS**

### **12.1 Sphere of Influence Update**

Principal Planner Doug Darnell provided a presentation and update on the Sphere of Influence amendment options.

The City Council asked questions of staff.

The City Council received correspondence from the following.

- Angela Little

The following speakers addressed the City Council.

- Pegg Cowdery
- Derek Barbour
- Eric Little
- Andy Domenigoni

Mayor Zimmerman spoke in favor of Option 3, providing direction to staff to pursue a General Plan Amendment, Sphere of Influence Amendment, and annexation.

Mayor Pro Tem Deines spoke in favor of staff researching potential costs for options 2 and 3 and brought back for Council's consideration.

Councilmember Karwin spoke in favor of unifying Liberty High School under the authority of the City, but stated concerns with the expenditures associated with the CEQA process and would not be in favor of amending the General Plan at the presented cost.

Councilmember Estrada spoke in opposition of the item.

Councilmember Sobek inquired about cost differences between the presented options

and about outreach to the property owners within the proposed area of annexation.

**ACTION**

1. Provided direction to staff to start the research process of a City Sphere of Influence amendment and annexation for 1,929 acres within the County of Riverside's Sun City Area Plan.

**MOVER:** Bill Zimmerman

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Sobek, Deines

**NAYS:** Karwin, Estrada

**RECUSE:** None

12.2 2023 Annual Report

Public Information and Legislative Affairs Officer Phil Southard provided a presentation.

**ACTION**

1. Received and filed the 2023 Annual Report.

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

None.

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

Councilmember Karwin requested an update on the City's animal control fees and ordinance. Councilmember Estrada seconded the request.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 8:29 PM.

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Stephanie Roseen, CMC  
Acting City Clerk