

City Council Chambers
29844 Haun Road
Menifee, CA 92586



Menifee City Council
Regular Meeting Minutes

Wednesday, May 21, 2025
5:00 PM Closed Session
6:00 PM Regular Meeting

Ricky Estrada, Mayor
Bob Karwin, District 1
Ben Diederich, District 2
Dan Temple, 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 Estrada called closed session to order at 5:00 PM. Present were Councilmembers Deines, Diederich, Temple, Mayor Pro Tem Karwin, and Mayor Estrada. Mayor Estrada recessed to closed session at 5:00 PM for the purposes listed below.

1. LIABILITY CLAIM – Pursuant to Government Code Section 54956.95 Claimant: Jason Adams
Agency Claimed Against: City of Menifee
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
Government 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

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Estrada called the meeting to order at 6:14 PM. City Attorney Jeffrey Melching stated there was no reportable action from closed session.

2. ROLL CALL

Present: Ricky Estrada, Bob Karwin, Ben Diederich, Dan Temple, Dean Deines
Absent: None

3. WORDS OF INSPIRATION

Pastor Ieesha Sharp – Lead Your Ship Ministries

4. PLEDGE OF ALLEGIANCE

Alessandra Pimentel led the flag salute.

5. PRESENTATIONS

5.1 Spring Teen Awards

Community Services Coordinator Michael Rinehart introduced the Spring Teen Awardees: Aidan Pena, Caitlyn Burnoslky, and Alessandra Pimentel.

5.2 Citizen of the Month – Ed Samuelson

The City Council recognized Ed Samuelson as Citizen of the Month.

Correspondence was received from the following.

- Don Slater

5.3 Community Services Update

Community Services Coordinator Michael Rinehart 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.

- Al Maybeno
- Jermaine Vivetter
- Dee Robinson

Correspondence was received from the following.

- Don Slater

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Diederich reported on the meeting he attended.

- Southwest Elected Leaders Collaborative Meeting

Councilmember Temple reported on the meetings and events he attended.

- Riverside County Habitat Conservation (RCHC) Agency Meeting
- Police Department Swearing In
- Santa Rosa Academy Top 10 Senior Breakfast Award Ceremony
- MilVet Honors
- ICSC Conference

Councilmember Deines reported on the meetings and events he attended.

- Police Department Swearing In
- Finance Committee Meeting

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

- Rotary Club Meeting
- Art Beat Event

- Stamp Out Hunger Donation Event
- Southwest Riverside County Association of Realtors Update
- Police Department Swearing In
- Riverside County Transportation Commission (RCTC) Meeting

Mayor Estrada reported on the meetings and events he attended.

- Mayor Vargas and County Supervisor Meeting
- Police Department Swearing In
- Finance Committee Meeting
- Business Social at Wellquest Senior Living
- Santa Rosa Academy Top 10 Senior Breakfast Award Ceremony
- Waste Management Meeting
- Spring Art Affair Event
- ICSC Conference

9. APPROVAL OF MINUTES

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

- 9.1 May 7, 2025 Special Meeting Minutes
- 9.2 May 7, 2025 Regular Meeting Minutes

10. CONSENT CALENDAR

Correspondence was received from the following.

- Don Slater (Item No. 10.10)

Councilmember Temple requested to pull Item No. 10.8.

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

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Estrada, Karwin, Diederich, Temple, 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 4/18/2025 and 4/25/2025, the Payroll Register/Other EFTs dated 4/14/2025, 4/16/2025, 4/23/2025 and 4/25/2025, which have a total budgetary impact of \$4,511,054.09.

10.3 Treasurer's Report - March 2025

ACTION

1. Received and filed the Quarterly Treasurer's Report as of March 31, 2025.

10.4 Monthly Public Safety Reports

ACTION

1. Received and filed the Public Safety Reports for March 2025.

10.5 Capital Improvement Program Construction Contract Change Order Quarterly Activity Report

ACTION

1. Received and filed the Capital Improvement Program Construction Contract Change Order activity report for the third quarter of Fiscal Year 2024/25.

10.6 Intention to Set a Public Hearing Date for Delinquent Solid Waste Accounts and Collection on Riverside County's Property Tax Roll

ACTION

1. Set a public hearing date for June 4, 2025, to accept public testimony regarding the delinquent solid waste accounts from Calendar Year 2024 to be applied to the Fiscal Year 2025/2026 County of Riverside property tax roll for collection.

10.7 Fiscal Year 2025/2026 Senate Bill 1 List of Projects

ACTION

1. Adopted Resolution No. 25-1575, approving the Fiscal Year 2025/2026 list of projects funded by the Road Repair and Accountability Act of 2017 under Senate Bill 1; and
2. Authorized the Public Works Director, or designee, to submit the required list of projects and accompanying resolution to the California Transportation Commission (CTC).

10.8 Agreement of Purchase and Sale for the Acquisition of Real Property to be Designated as Open Space for Parks, Trails and Recreation

Deputy City Manager Rebekah Kramer provided a presentation.

The following speakers addressed the City Council.

- David Foust

The City Council spoke in favor of the presented item.

ACTION

1. Approved and authorized the City Manager to execute a Purchase and Sale Agreement for real property known as Menifee Hills consisting of 19 parcels generally located west of Menifee Road, north of Aldergate Drive, east of Antelope Road, and south of McCall Boulevard to be designated as open space for parks, trails and recreational purposes in an amount not-to-exceed \$1,150,000; and

2. Authorized the City Manager to execute the Agreement of Purchase and Sale and Escrow Instructions, and to execute any additional documents required for the acquisition of the real property (APNs) 333-210-019, 333-210-020, 333-210- 017, 333-210-014, 333-210-015, 333-210-016, 333-210-013, 333-220-019, 333-220-017, 333-220-018, 333-220-013, 333-220-008, 333-220-009, 333-220-005, 333-220-007, 333-220-010, 333- 220-011, 333-220-012, and 333-220-006; and
3. Adopted Resolution No. 25-1576, amending the Trust Fund and approving an increase in revenue and appropriation of expenditures in the amount of \$1,164,540 (Transfer Out); and
4. Adopted Resolution No. 25-1577, amending the General Fund approving an increase in revenue (Transfer In) and appropriation of expenditures in the amount of \$1,164,540 to account assigned by the Finance Department.

MOVER: Ricky Estrada
SECONDER: Bob Karwin

AYES: Estrada, Karwin, Diederich, Temple, Deines
NAYS: None
RECUSE: None

- 10.9 Agreement Amendment with 4Leaf, Inc. for On-Call Plan Review Services and Professional Inspection Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Professional Services Agreement (“Agreement”) with 4Leaf, Inc., for on-call Building and Safety Plan Review and Inspection services, increasing the Agreement by \$38,601, for a total not-to-exceed amount of \$469,600.

- 10.10 Agreement Amendment with NV5, Inc. for the Bradley Road Bridge Over Salt Creek Project

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 9 to the Professional Services Agreement with NV5, Inc. for environmental & design services, increasing the compensation amount by \$67,875, for a total not-to-exceed amount of \$1,623,000, and extending the terms to February 28, 2027 for the Bradley Road Bridge Over Salt Creek Project, Capital Improvement Program (CIP) Project No. CIP 13-04; and
2. Adopted Resolution No. 25-1578, appropriating the previously approved reserve funds in the amount of \$223,872 in expenditures for the Project within the Quality of Life (Measure DD) Fund (Fund 1105).

- 10.11 Agreement Amendment with Kimley-Horn and Associates, Inc. for the Civic Center Parking Lot Project

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 3 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., increasing the compensation by \$42,439.22, for a total not-to-exceed amount of \$395,543.22, and extending the terms of the through December 31, 2025 for the Civic Center Parking Lot Project, Capital Improvement Program (CIP) Project No. 22-24.

11. PUBLIC HEARING ITEMS

- 11.1 2025 Annual Report for Citywide Vacancies, and Recruitment and Retention Efforts

Management Analyst Rita Reddy provided a presentation.

Mayor Estrada opened the public hearing at 7:13 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed and no correspondence had been received.

The following speakers addressed the City Council.

- Adan Ochoa

Mayor Estrada closed the public hearing at 7:19 PM.

12. DISCUSSION ITEMS

- 12.1 Assembly Bill 98 Overview, Warehouse Design and Build Standards

Acting Community Development Director Orlando Hernandez provided a presentation.

The City Council asked staff questions.

The following speakers addressed the City Council.

- Katie Luna

- 12.2 Land Uses in the Economic Development Corridor – Northern Gateway

Senior Planner Fernando Herrera provided a presentation.

The City Council asked staff questions.

Correspondence was received from the following.

- Teresa Lundstrom

Mayor Estrada stated concerns with current zoning in the Northern Gateway Innovation District and spoke in favor of revising the land use language.

Mayor Pro Tem Karwin, and Councilmembers Temple, Deines, and Diederich commented on the effects of Assembly Bill 98, the need for diverse businesses that

bring infrastructure needs to the City and spoke in favor of not making changes to the land use language.

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

None.

16. ADJOURN

Mayor Estrada adjourned the meeting at 8:25 PM.

Stephanie Roseen, CMC
City Clerk