

City Council Chambers
29844 Haun Road
Menifee, CA 92586



**Menifee City Council
Regular Meeting Minutes**

**Wednesday, June 04, 2025
5:30 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 (5:30 PM)

Mayor Estrada called closed session to order at 5:30 PM. Present were Councilmembers Deines, Temple, Mayor Pro Tem Karwin and Mayor Estrada. Councilmember Diederich was absent. Mayor Estrada recessed to closed session at 5:30 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 Menifee v. City of Perris, Riverside County Superior Court Case No. CVRI2203040
2. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION,
SIGNIFICANT EXPOSURE TO LITIGATION
Government Code Section 54956.9(d)(2) or (3): Two cases
3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION,
INITIATION OF LITIGATION
Government Code Section 54956.9(d)(4): One case

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Estrada called the meeting to order at 6:01 PM. City Attorney Jeffrey Melching stated there was no reportable action from closed session.

2. ROLL CALL

Present: Ricky Estrada, Bob Karwin, Dan Temple, Dean Deines
Absent: Ben Diederich

3. WORDS OF INSPIRATION

Rebecca Anderson with Church of Jesus Christ of Latter-Day Saints

4. PLEDGE OF ALLEGIANCE

David Foust led the flag salute.

5. PRESENTATIONS

5.1 Business Spotlight – Menifee Lakes Golf Course

The City Council recognized Menifee Lakes Golf Course and presented General Manager Will Harris with a certificate.

5.2 Recognition of Menifee Police Department Officers

Acting Police Chief Heriberto Gutierrez and the City Council recognized Menifee Police Department Officer Jordan Sadler and Officer Eduardo Licona and citizen Joemera Pariclas for their life saving efforts.

6. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved 4-0-1 with no modifications.

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

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

- Greg Langworthy
- Jim Niederecker
- Mike Knighten
- Gloria Sanchez
- Jesse Simms

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Temple reported on the meetings and events he attended.

- Community Concert Live Jam Center of Spiritual Living
- Menifee's Memorial Day Remembrance Ceremony
- Santa Rosa Graduation Commencement
- Riverside Conservation Authority (RCA) Meeting
- Menifee Masters Graduation

Councilmember Deines reported on the meetings and events he attended.

- Riverside Transit Agency (RTA) Board of Directors Meeting
- Patriot Cup Games
- Southwest T- Now RTA Subcommittee Meeting
- Menifee Masters Graduation
- RTA Admin and Operations Committee Meeting

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

- Western Riverside Council of Governments (WRCOG) Executive Committee Meeting
- Riverside County Transportation Commission (RCTC) Budget Briefing Meeting
- Menifee Masters Graduation
- Menifee's Memorial Day Remembrance Ceremony
- Youth Leaders of Menifee Teen Recognitions
- Citizen and Business Visit Meetings

Mayor Estrada reported on the meetings and events he attended.

- Liberty High School Bison Business Spotlight
- Menifee's Memorial Day Remembrance Ceremony
- Youth Leaders of Menifee Teen Recognitions
- Santa Rosa Academy 8th Grade Promotion
- Career Day at Kathryn Newport Middle School
- Town Hall at Well Quest Senior Center
- Menifee Interfaith Council Meeting
- Menifee Masters Graduation
- Santa Rosa Academy Groundbreaking

9. APPROVAL OF MINUTES

The following set of minutes were approved 4-0-1 with no modifications.

9.1 May 21, 2025 Minutes

10. CONSENT CALENDAR

The consent calendar was approved by the following vote.

MOVER: Ricky Estrada

SECONDER: Dean Deines

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

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 5/2/2025 and 5/9/2025, the Payroll Register/Other EFTs dated 5/2/2025, 5/5/2025, 5/6/2025, 5/7/2025 and 5/9/2025, the City Credit Card payment summary for the period 3/1/2025 to 3/31/2025 and the Void check Listing PE 4/30/2025, which have a total budgetary impact of \$4,971,199.60.

10.3 Annual Solid Waste Rate Adjustment

ACTION

1. Approved the USA Waste of California, Inc., dba Waste Management of the Inland Empire ("Waste Management") proposed solid waste rate adjustments for Fiscal Year (FY) 2025/2026.

- 10.4 Intention to set a Public Hearing and Proceedings for the Landscape and Lighting Maintenance District 89-1-C Levy and Collection of Assessments for Fiscal Year 2025/2026

ACTION

1. Adopted Resolution No. 25-1579, initiating proceedings for the levy and collection of assessments for the Landscape and Lighting Maintenance District No. 89-1 Consolidated ("LMD No. 89-1-C" or "District") for Fiscal Year 2025/2026; and
2. Adopted Resolution No. 25-1580, approving of the annual Engineer's Report regarding the proposed levy and collection of assessments for LMD No. 89-1-C for Fiscal Year 2025/2026; and
3. Adopted Resolution No. 25-1581, declaring the City's intention to levy and collect assessments for LMD No. 89-1-C for Fiscal Year 2025/2026 and setting the date of the Public Hearing for July 16, 2025.

- 10.5 Intention to set a Public Hearing to Establish Fiscal Year 2025/2026 County Service Area Charges Within the City

ACTION

1. Adopted Resolution No. 25-1582, declaring the City's intention to continue County Service Area charges within the City for Fiscal Year 2025/2026 and notice a public hearing for July 16, 2025.

- 10.6 Proposed Change Proceedings for Improvement Area No. 1 of Community Facilities District No. 2022-3, Legado

ACTION

1. Adopted Resolution No. 25-1583, for the consideration to amend the rate and method of apportionment and modify the authorized facilities for Improvement Area No. 1 of Community Facilities District No. 2022-3, Legado, located to the northwest of Antelope Road and Chambers Avenue and south of Rouse Road, and setting a public hearing date for July 16, 2025.

- 10.7 Side Letter of Agreement with the Menifee City Employees' Association Professional Unit

ACTION

1. Approved and authorized the City Manager to execute a Side Letter of Agreement with the Menifee City Employees' Association (MCEA) Professional Unit, removing the Assistant City Clerk from the Professional Unit and designating the position as a confidential position; and
2. Adopted Resolution No. 25-1584, amending the salary and benefits of unrepresented confidential employees to include the Assistant City Clerk position.

- 10.8 Agreement with Romoland School District for Community Facilities District 2022-2, McLaughlin Village

ACTION

1. Adopted Resolution No. 25-1585, approving a Joint Community Facilities Agreement with Romoland School District relating to Community Facilities District 2022-2, McLaughlin Village and authorizing its execution.

- 10.9 Bid Award and Agreement with American Forensic Nurses, Inc. for Forensic Phlebotomy Services

ACTION

1. Awarded a bid and authorized the City Manager to execute a Professional Services Agreement with American Forensic Nurses, Inc. for forensic phlebotomy services in a total not-to-exceed amount of \$150,000 through June 30, 2030; and
2. Authorized the Finance Department to issue individual purchase orders against the agreements.

- 10.10 Agreement Amendments for the Capital Improvement Program Division of the Public Works Department

ACTION

1. Approved and authorized the City Manager to execute amendments with T.Y. Lin International, RTM Engineering Consultants, Inc., Parsons, Cardinal Environmental Consultants, Inc., Bucknam Infrastructure Group, Inc., and Bureau Veritas Technical Assessment, LLC, extending the terms of service for various Professional Services Agreements supporting the Capital Improvement Program Division of the Public Works Department.

- 10.11 Agreement Amendments with Spicer Consulting Group and Stradling Yocca Carlson and Rauth for Bonded Community Facilities District Formation and Consulting Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Spicer Consulting Group for bonded Community Facilities District (CFD) formation services and bond issuance services, increasing the amount by \$500,000, and extending the agreement terms through June 30, 2027; and
2. Approved and authorized the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Stradling Yocca Carlson & Rauth for bonded CFD bond counsel services, increasing the amount by \$420,000 and extending the agreement terms through June 30, 2027.

- 10.12 Agreement Amendment with D. R. Bechter Consulting for Professional On-Call Services for Construction Inspection

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Master Agreement with D. R. Bechter Consulting for Construction Inspection Services, increasing the compensation by \$135,000, for a three-year total agreement amount not-to-exceed \$390,000.

- 10.13 Agreement Amendment with Parsons Transportation Group, Inc. for Traffic Engineering Review

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Master Agreement with Parsons Transportation Group, Inc., for Traffic Engineering Services, increasing the compensation by \$150,000, for a three- year total agreement amount not-to-exceed \$450,000.

- 10.14 Agreement Amendment with Aztec Janitorial Services for City Facility Janitorial Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 3 to the Contract Services Agreement with Aztec Janitorial Services for routine and annual deep cleaning janitorial services increasing the amount by \$331,138.21, for a total not-to-exceed amount of \$879,917.19, and extending the agreement term through June 30, 2026; and
2. Authorized the City Manager or designee to execute two optional, one-year extensions in the amounts not-to-exceed \$347,695.12 for year six and \$365,079.88 for year seven; and
3. Authorized the City Manager or designee to execute amendments as needed to include services for future maintenance areas currently under construction, at the City's discretion and contingent on availability of the corresponding budget.

- 10.15 Contract Change Order with Copp Contracting, Inc. for the Menifee Road Resurfacing – Aldergate Drive to McCall Boulevard Project

ACTION

1. Approved and authorized the City Manager to execute Contract Change Order No. 2 with Copp Contracting, Inc. for construction services for Menifee Road Resurfacing – Aldergate Drive to McCall Boulevard Project, Capital Improvement Program (CIP) Project No. 24-21, in the amount of \$281,061.96, increasing the contract value to a total not-to-exceed amount of \$1,725,560.26.

- 10.16 Final Map and Agreements for Parcel Map 37380, Briggs & 74, by Briggs & 74, LLC

ACTION

1. Approved and authorized the filing of Parcel Map 37380, Briggs & 74, by Briggs & 74, LLC, located west of Briggs Road and north of Highway 74; 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 37380; and
3. Approved and authorized the City Manager to execute a Lien Agreement to provide a guarantee for the public improvements.

11. PUBLIC HEARING ITEMS

11.1 First Reading and Introduction of an Ordinance for the Proposed Formation of Community Facilities District 2025-1, Menifee Vista

Chief Financial Officer Travis Hicky provided a presentation.

Mayor Estrada opened the public hearing at 6:51 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed and here were no public comments, correspondence, or protests received. Ms. Roseen also stated there were no persons registered to vote in the territory of the district, per the Riverside Registrar of Voters. Ms. Roseen confirmed the owners of the taxable property had consented to hold the special election and concurred the special meeting may be held. Mayor Estrada closed the public hearing at 6:52 PM.

ACTION

1. Adopted Resolution No. 25-1586 establishing Community Facilities District 2025-1, Menifee Vista, of the City of Menifee ("CFD 2025-1" or "CFD"), located north of Rouse Road between Valley Boulevard and Byers Road, and calling an election; and
2. Adopted Resolution No. 25-1587 determining the necessity to incur bonded indebtedness for CFD 2025-1 and calling an election.

MOVER: Dean Deines

SECONDER: Ricky Estrada

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

Ms. Roseen stated the ballot was received, and it was a yes vote.

ACTION

3. Adopted Resolution No. 25-1588 certifying election results for CFD 2025-1.

MOVER: Ricky Estrada

SECONDER: Dean Deines

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

Ms. Roseen introduced the ordinance by title.

ACTION

4. Introduced an ordinance authorizing the levy of special taxes within CFD 2025-1.

MOVER: Ricky Estrada

SECONDER: Bob Karwin

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

11.2 First Reading and Ordinance Introduction for Annexation No. 26, Menifee Vista, into Community Facilities District 2017-1, Maintenance Services

Mayor Estrada opened the public hearing at 6:54 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed and here were no public comments, correspondence, or protests received. Ms. Roseen also stated there were no persons registered to vote in the territory of the district, per the Riverside Registrar of Voters. Ms. Roseen confirmed the owners of the taxable property had consented to hold the special election and concurred the special meeting may be held. Mayor Estrada closed the public hearing at 6:54 PM.

ACTION

1. Adopted Resolution No. 25-1589, calling an election to annex territory, including Assessor's Parcel No. 330-230-023, associated with Tentative Tract Map 38128, Menifee Vista, located north of Rouse Road between Valley Boulevard and Byers Road, into City of Menifee Community Facilities District (CFD) No. 2017-1 (Maintenance Services) and to levy a special tax on that land.

MOVER: Ricky Estrada

SECONDER: Dan Temple

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

Ms. Roseen stated the ballot was received, and it was a yes vote.

ACTION

2. Adopted Resolution No. 25-1590, declaring results of special landowner election.

MOVER: Ricky Estrada

SECONDER: Bob Karwin

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

Ms. Roseen introduced the ordinance by title.

ACTION

3. Introduced an ordinance, amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.

MOVER: Ricky Estrada

SECONDER: Bob Karwin

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

11.3 2024 Delinquent Solid Waste Accounts for Collection on Riverside County's Property Tax Roll

Senior Management Analyst Kori Jones provided a presentation.

The City Council asked staff and Waste Management representative Robert Frederick questions.

Mayor Estrada opened the public hearing at 7:03 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed.

Correspondence was received by the following.

- James Adams
- Ivan Marcos
- John Shen

Mayor Estrada closed the public hearing at 7:04 PM.

ACTION

1. Approved the Solid Waste Delinquent Report from Waste Management, Inc. listing the 2024 delinquent solid waste accounts for placement on the Fiscal Year (FY) 2025/2026 County of Riverside property tax roll for collections; and
2. Adopted Resolution No. 25-1591, authorizing the collection of delinquent solid waste charges on the annual property tax roll; and
3. Authorized the City Clerk to issue a certified copy of the resolution and the Solid Waste Delinquency Report to be filed with the County of Riverside Auditor- Controller by Waste Management.

MOVER: Ricky Estrada

SECONDER: Dan Temple

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

11.4 First Reading and Introduction of an Ordinance Adopting the Fire Hazard Severity Zone Maps

Fire Marshal Sonya Rivera Bu provided a presentation.

Assistant City Manager Bryan Jones and City Attorney Jeffrey Melching discussed the option for the City Council to modify Section 5 of the proposed ordinance to have an effective date of August 1, 2025, to be consistent with the County of Riverside.

The City Council asked staff questions.

Mayor Estrada opened the public hearing at 7:24 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed. There were no public comments and no additional correspondence received. Mayor Estrada closed the public hearing at 7:24 PM.

Ms. Roseen introduced the ordinance by title.

ACTION

1. Introduced an ordinance as amended to adopt the Fire Hazard Severity Zone Maps in the Local Responsibility Areas for the City of Menifee with an effective date of August 1, 2025.

MOVER: Ricky Estrada

SECONDER: Dean Deines

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

12. DISCUSSION ITEMS

- 12.1 Community Facilities District 2022-2, McLaughlin Village, Issuance of Special Tax Bonds

Financial Analyst Lauri Lockwood provided a presentation.

The City Council asked staff questions.

ACTION

1. Adopted Resolution No. 25-1592, authorizing the issuance of special tax bonds and the execution and delivery of bond documents in connection with Community Facilities District 2022-2, McLaughlin Village, located on the southeast corner of McLaughlin Road and Sun City Boulevard, directly adjacent to the Interstate 215 freeway; and
2. Authorized the Finance Department to establish the necessary revenue and expenditure budgets and corresponding appropriations for the bond issuance.

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Estrada, Karwin, Temple, Deines

NAYS: None

ABSENT: Diederich

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 7:36 PM.

Stephanie Roseen, CMC
City Clerk