

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, August 21, 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

CLOSED SESSION (5:00 PM)

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

1. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 Riverside County Superior Court Case No. CVRI2402960
Showprop Menifee DE, LLC v. City of Menifee
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8) -- Property: 333-080-028;
Agency Negotiators: Armando Villa, City Manager; Nick Fidler, Public Works Director/City Engineer; Carlos E. Geronimo, Engineering Manager – Capital Improvement Programs; Jeffrey Melching, City Attorney;
Negotiating Parties: City of Menifee; PHH Real Estate; Under Negotiation: Price and Terms of Payment
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8) -- Property: 333-070-041;
Agency Negotiators: Armando Villa, City Manager; Nick Fidler, Public Works Director/City Engineer; Carlos E. Geronimo, Engineering Manager – Capital Improvement Programs; Jeffrey Melching, City Attorney;
Negotiating Parties: City of Menifee; Romoland School District; 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

Anthony Cordero – Sun City Ward of the Church of Jesus Christ of Latter-day Saints

4. PLEDGE OF ALLEGIANCE

Dave Foust led the flag salute.

5. PRESENTATIONS

5.1 Recognition of Joseph Carrillo

The City Council recognized Joseph Carrillo and presented him with a certificate.

5.2 Citizen of the Month – Amy Frahn

The City Council recognized Amy Frahn and presented her with a certificate.

5.3 Animal Friends of the Valley Update

Chief Mo Middleton with Animal Friends of the Valley provided a presentation.

5.4 Community Services Update

Community Services Supervisor Gabbie Coa 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-agenidized items.

- Girl Scout Troop 1070

Correspondence was received from the following.

- Don Slater

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meetings and events he attended.

- Cherry Hill Plaza Tenants Meeting
- Ride Along with Menifee Police
- Menifee Citizens Academy
- Chamber Mixer at Exquisite Tapas
- Menifee Night at the Storm Stadium
- Wake Up Menifee at Menifee Union School District
- Sun City Civic Association Bingo
- Senior Appreciation Luncheon at Kay Cenicerros Center
- MilVet Packaging Event
- Arts Council Meeting Summer Nights

Councilmember Estrada reported on the meetings and events he attended.

- Santa Rosa Academy Ribbon Cutting
- Menifee Citizens Academy
- MilVet Packaging Event
- Menifee Night at Storm Stadium

Councilmember Sobek reported on the meetings and events she attended.

- Sun City Cruisers Meeting
- Sun City Farmers Market
- Community Partners Meeting
- Menifee Parks Ad Hoc Committee Meeting
- MilVet Packaging Event
- Menifee Citizens Academy
- Menifee Night at the Storm Stadium

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

- Riverside Transit Agency (RTA) Admin and Operations Meeting
- Senator Seyarto's Veterans Meeting
- Menifee Citizens Academy
- Menifee Night at the Storm Stadium

Mayor Zimmerman reported on the meetings and events he attended.

- Cherry Hill Plaza Tenants Meeting
- Rotary Club Meeting
- Virtual Town Hall Meeting by Sheriff Chad Bianco
- Santa Rosa Academy Ribbon Cutting
- 90 Year Old Birthday Event for Menifee Resident Ollie Beckham
- Arts Council Meeting Summer Nights
- Community Partners Meeting
- Menifee Parks Ad Hoc Committee Meeting
- Menifee Citizens Academy
- Chamber Mixer at Exquisite Tapas
- MilVet Packaging Event
- Planning Commission Meeting
- Neighbors Monthly Mixer
- Menifee State of the City Planning Meeting
- Menifee Night at the Storm Stadium
- Arts Council Meeting Summer Nights
- Operations School Bell
- Chamber Wake Up at Menifee Union School District

9. APPROVAL OF MINUTES

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

9.1 August 7, 2024 Minutes

10. CONSENT CALENDAR

Councilmember Deines requested to pull Item Nos. 10.3 and 10.10. Councilmember Sobek requested to pull Item No. 10.3.

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

MOVER: Bob Karwin

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 Warrant Register

ACTION

1. Ratified and approved the Voucher Lists dated 07/19/2024, and 07/26/2024, the Payroll Register/Other EFTs dated 07/19/2024, 7/26/2024, and 07/29/2024 which have a total budgetary impact of \$2,791,291.42.

10.3 Monthly Public Safety Reports

The City Council asked questions of staff.

ACTION

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

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

10.4 Second Reading and Adoption of an Ordinance to Levy Special Taxes into Community Facilities District 2017-1 Maintenance Services, Annexation No. 11, Golden Meadows

ACTION

1. Adopted Ordinance No. 2024-396, amending Ordinance No. 17-231 and levying special taxes to be collected during Fiscal Year 2024/2025 to pay the annual costs and expenses of the City of Menifee Community Facilities District (CFD) No. 2017-1 Maintenance Services, Annexation No. 11, located west of I-215 at the southeast corner of the intersection of Garbani Road and Evans Road.

- 10.5 Second Reading and Adoption of an Ordinance to Levy Special Taxes into Community Facilities District 2017-1 Maintenance Services, Annexation No. 21, River Walk Village

ACTION

1. Adopted Ordinance No. 2024-397, amending Ordinance No. 17-231 and levying special taxes to be collected during Fiscal Year 2024/2025 to pay the annual costs and expenses of the City of Menifee Community Facilities District (CFD) No. 2017-1 Maintenance Services, Annexation No. 21, located northwest of Bradley Road and Lazy Creek Road.

- 10.6 Second Reading and Adoption of an Ordinance to Levy Special Taxes into Community Facilities District 2017-1 Maintenance Services, Annexation No. 23, Banner Park II

ACTION

1. Adopted Ordinance No. 2024-398, amending Ordinance No. 17-231 and levying special taxes to be collected during Fiscal Year 2024/2025 to pay the annual costs and expenses of the City of Menifee Community Facilities District (CFD) No. 2017-1 Maintenance Services, Annexation No. 23, located south of Domenigoni Parkway, east of Menifee Road, west of Briggs Road, and north of Old Newport Road.

- 10.7 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2024-1, Banner Park II

ACTION

1. Adopted Ordinance No. 2024-399, authorizing the levy of special taxes for Community Facilities District No. 2024-1, Banner Park II, located southeast of Domenigoni Parkway at Lindenberger Road.

- 10.8 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2024-2, Golden Meadows

ACTION

1. Adopted Ordinance No. 2024-400, authorizing the levy of special taxes for Community Facilities District No. 2024-2, Golden Meadows, located southeast of Evans Road and Garbani Road.

- 10.9 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2024-3, River Walk Village

ACTION

1. Adopted Ordinance No. 2024-401, authorizing the levy of special taxes for Community Facilities District No. 2024-3 River Walk Village, located northwest of Bradley Road and Lazy Creek Road.

- 10.10 Agreement with Spicer Consulting Group for Special District Annexation Fiscal Impact Analysis

Assistant to the City Manager Rebekah Kramer provided a presentation.

The City Council asked questions of staff.

ACTION

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Spicer Consulting Group, LLC (SCG) for a special district annexation fiscal impact analysis to evaluate the feasibility of the City providing maintenance and recreation services in the Valley-Wide Recreation and Park District Landscape Maintenance Districts located within the Menifee city limits at a cost not-to-exceed \$77,500 through June 30, 2026.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

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

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 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 \$300,000.

- 10.12 Agreement Amendment with West Coast Arborist, Inc. for Citywide Tree Trimming and Maintenance Services

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 5 to the Professional Services Agreement with West Coast Arborist for citywide tree trimming and maintenance services in the amount of \$371,969 for a revised total not-to-exceed aggregate sum of \$1,007,610.20; and
2. Authorized the City Manager to execute agreement amendments for the remainder of the contract at the City's discretion, and contingent on availability of the corresponding budget.

- 10.13 Final Map, Agreement, and Bonds for Tract Map 38219, River Walk Village, by Richmond American Homes of Maryland, Inc.

ACTION

1. Approved and authorized the filing of the final map for Tract Map 38219, River Walk Village, by Richmond American Homes of Maryland, Inc, located at the southwest corner of Bradley Road and Salt Creek Channel; and
2. Approved and authorized the City Manager to execute a Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 38219.

11. PUBLIC HEARING ITEMS

11.1 Villagio Villas Apartment Project

Senior Planner Russel Brown provided a presentation.

The City Council asked questions of staff.

Mayor Zimmerman opened the public hearing at 7:55 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and no correspondence had been received and there were no public comments. Mayor Zimmerman closed the public hearing at 7:56 PM.

The City Council discussed revisions to the conditions of approval.

Councilmember Estrada spoke in opposition of the project.

City Attorney Jeffrey Melching stated the amendments to conditions no. 40 and 51 of the conditions of approval.

ACTION

1. Adopted Resolution 24-1485, adopting a Mitigated Negative Declaration (State Clearinghouse No. 2024050900) for the Villagio Villas Apartments Project located south of McCall Boulevard and east of Interstate 215 at the southern terminus of Encanto Drive, and directed staff to file a Notice of Determination.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

ACTION

2. Adopted Resolution No. 24-1486, approving General Plan Amendment No. PLN21-0377.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

ACTION

3. Adopted Resolution No. 24-1487 as amended, approving Plot Plan No. PLN21-0375.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

Ms. Roseen introduced the ordinance by title.

ACTION

1. Introduced an ordinance approving Zone Change No. PLN21-0376.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

- 11.2 Ordinance Introduction and First Reading for Change Proceedings for Improvement Area No. 2 of Community Facilities District No. 2023-2, Cimarron Ridge by Pulte Home Company, LLC

Mayor Zimmerman opened the public hearing at 8:22 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 Zimmerman closed the public hearing at 8:22 PM.

ACTION

1. Adopted Resolution No. 24-1488, amending the rate and method of apportionment of special taxes for Improvement Area No. 2 of Community Facilities District No. 2023-2, Cimarron Ridge, located southwest of McLaughlin Road and Byers Road, and calling an election.

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

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

ACTION

2. Adopted Resolution No. 24-1489, certifying election results for Improvement Area No. 2 of Community Facilities District No. 2023-2, Cimarron Ridge.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

Ms. Roseen introduced the ordinance by title.

ACTION

3. Introduced an ordinance authorizing the levy of special taxes within Improvement Area No. 2 of Community Facilities District No. 2023-2, Cimarron Ridge.

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

12. DISCUSSION ITEMS

- 12.1 Issuance of Special Tax Bonds for Community Facilities District 2022-1, Quartz Ranch

Chief Financial Officer Travis Hickey introduced the item and provided a presentation.

The City Council asked questions of staff.

ACTION

1. Adopted Resolution No. 24-1490, authorizing the issuance of special tax bonds and the execution and delivery of bond documents in connection with Community Facilities District 2022-1, Quartz Ranch, located south of La Piedra Road, on both the east and west sides of Evans Road; and
2. Authorized the Finance Department to establish the necessary revenue and expenditure budgets and corresponding appropriations for the bond issuance.

MOVER: Ricky Estrada

SECONDER: Bob Karwin

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

- 12.2 Veterans and Military Families Advisory Committee Formation

Community Services Manager Mariana Mitchell provided a presentation.

The City Council spoke in favor of the formation of the committee.

City Attorney Jeffrey Melching stated the amendments to Exhibit A of the resolution as requested by the City Council.

ACTION

1. Adopted Resolution No. 24-1491 as amended, establishing the formation of the Veterans and Military Families Advisory Committee.

MOVER: Dean Deines

SECONDER: Bill Zimmerman

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

12.3 Central Park Amphitheater Ad Hoc Committee

Community Services Manager Mariana Mitchell provided a presentation.

The City Council appointed Councilmember Sobek and Karwin to the Ad Hoc Committee.

ACTION

1. Reviewed and provided direction on establishing a new purpose for the Central Park Amphitheater Ad Hoc Committee, focused on the vision and initial programming.

MOVER: Dean Deines

SECONDER: Bill Zimmerman

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

12.4 Amendment to Employment Agreement Between the City of Menifee and City Manager Armando G. Villa

City Attorney Jeffrey Melching provided a presentation.

The City Council spoke in favor of the agreement amendment.

ACTION

1. Approved the Fourth Amendment to the Employment Agreement between the City of Menifee and City Manager Armando G. Villa.

MOVER: Bill Zimmerman

SECONDER: Lesa Sobek

AYES: Zimmerman, Karwin, Estrada, Sobek, Deines

NAYS: None

RECUSE: None

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

City Manager Armando Villa provided a report.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

None.

16. ADJOURN

Mayor Zimmerman adjourned the meeting at 9:18 PM.

Stephanie Roseen, CMC
Acting City Clerk