

City Council Chambers
29844 Haun Road
Menifee, CA 92586



**Menifee City Council
Regular Meeting Minutes**

**Wednesday, February 07, 2024
5:00 PM Closed Session
6:00 PM Regular Meeting**

**Bill Zimmerman, Mayor
Bob Karwin, District 1
Ricky Estrada, District 2
Lesa Sobek, District 3
Dean Deines, District 4**

**Rebekah Kramer, Acting City Manager
Jeffrey T. Melching, City Attorney
Sarah Manwaring, City Clerk**

MINUTES

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.

The City Council recessed to closed session at 5:01 PM for the purposes listed below.

1. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6
Negotiators: Deputy City Manager Jonathan Nicks and Acting City Manager Rebekah Kramer
Labor Associations: Menifee General Employees Association; Professional Employees Association; Mid-Management Employee Unit Association; Menifee Police Officers Association (POA); Menifee Police Management Association (PMA); and Menifee Police Employee Association (PEA)
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 Riverside Superior Court Case No. MCC1600382
Fuhrman v. City of Menifee
3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9 Riverside Superior Court Case No. CVSW2310000
Fuhrman v. City of Menifee
4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, INITIATION OF LITIGATION
Government Code section 54956.9(d)(4): One case
5. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION
Gov. Code Section 54956.9(d)(2) or (3): One Case

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman 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: Dean Deines, Ricky Estrada, Bob Karwin, Lesa Sobek, Bill Zimmerman

Absent: None

3. WORDS OF INSPIRATION

Pastor Joe Sabolick - New Creation Church

4. PLEDGE OF ALLEGIANCE

Candace Reines led the flag salute.

5. PRESENTATIONS

5.1 Caltrans Update

Caltrans Public Information Officer (PIO) Michael Martinez provided an update to the City Council. The City Council asked questions of Mr. Martinez.

5.2 Fire Department Update

Fire Chief Lonny Olson provided a presentation on the quarterly update.

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 items not on the agenda.

- Greg August
- Hugo Divers
- Mark Wade
- Lupe Jenkins
- Bob Fuhrman
- Michael Knighten

Correspondence was received from the following.

- Don Slater

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meetings and events he attended.

- Oasis Town Hall
- Ambient Communities Informational Meeting at Fairfield Inn
- Adaptive Sports Fair
- Quilts of Valor Event
- Student of The Month

Councilmember Estrada reported on the meetings and events he attended.

- Menifee Historical Associations Presentation on the McCall Family
- Murrieta K-9 Veteran Support Program
- Ambient Communities Informational Meeting at Fairfield Inn
- Coffee with a Cop at Home Goods

Councilmember Sobek reported on the meetings and events she attended.

- Oasis Town Hall
- Resident and Business Meetings

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

- Southwest TNow Meeting
- Grand Opening of Animal Friends Clinic
- Oasis Town Hall
- Adaptive Sports Fair
- Riverside Transit Agency (RTA) Admin and Operations Meeting

Mayor Zimmerman reported on the meetings and events he attended.

- Neighbors Monthly Business Mixer
- Menifee Historical Associations Presentation on the McCall Family
- Western Riverside Projects and Programs Committee Meeting
- Menifee Chamber of Commerce Business Mixer at The Breakfast Club
- Ribbon Cutting for Exquisite Tapas
- Riverside County Transportation Commission (RCTC) Annual Workshop and Conference
- Oasis Town Hall
- You Matter Collaboration Meeting
- Ambient Communities Informational Meeting at Fairfield Inn
- Adaptive Sports Fair
- Quilts of Valor Event

9. APPROVAL OF MINUTES

9.1 November 15, 2023 Regular City Council Minutes

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

10. CONSENT CALENDAR

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 Warrant Register

ACTION

1. Ratified and approved the Voucher Lists dated 12/22/2023, 01/05/2024, and 01/12/2024 and the Payroll Register/Other EFTs dated 12/22/2023, 01/02/2024, 01/05/2024, 01/08/2024, 01/10/2024 and 01/11/2024, which have a total budgetary impact of \$9,578,941.17.

10.3 Treasurer's Report - November 2023

ACTION

1. Received and filed the Treasurer's Report as of November 30, 2023.

10.4 Second Reading and Adoption of an Ordinance Amending the City's Development Code

ACTION

1. Adopted Ordinance No. 2024-384, approving Code Amendment No. LR23-0012, amending housing related provisions of the City's Development Code (Title 9 of the Menifee Municipal Code) as required to comply with State law and to implement the City's 6th Cycle, 2021-2029 Housing Element.

10.5 Second Reading and Adoption of an Ordinance Relating to the Abatement of Hazardous Vegetation on Vacant Parcels

ACTION

1. Adopted Ordinance No. 2024-385, adding Section 11.20.200 to Title 11 of the Menifee Municipal Code, establishing specific regulations for abatement of hazardous vegetation on vacant parcels.

10.6 Developer Funded California Environmental Quality Act Consultant Update for the Second Quarter of Fiscal Year 2023/2024

ACTION

1. Received and filed the Quarterly Update (Q2) on executed California Environmental Quality Act consultant contracts for Fiscal Year 2023/2024.

- 10.7 Agreement with Superior Pavement Markings, Inc. for On-Call Road Striping Services, Public Works Project No. 24-03

ACTION

1. Approved and authorized the City Manager to execute a contract services agreement for on-call road striping and legend maintenance with Superior Pavement Markings, Inc., for a three-year term and a total not-to-exceed amount of \$210,000; and
2. Authorized the Finance Department to issue individual purchase orders on an as-needed basis in the aggregate of the not-to-exceed amount approved for the agreement.

- 10.8 Agreement with Gentry General Engineering, Inc. for On-Call Guardrail Replacement and Repair Services, Public Works Project No. 24-04

ACTION

1. Approved and authorized the City Manager to execute a contract services agreement for on-call guardrail replacement and repair services with Gentry General Engineering, Inc., for a three-year term in a total not-to-exceed amount of \$180,000; and
2. Authorized the Finance Department to issue individual purchase orders on an as-needed basis in the aggregate of the not-to-exceed amount approved for the agreement.

- 10.9 Notice of Completion and Acceptance for the Murrieta Road Resurfacing Project

ACTION

1. Accepted the improvements for the Murrieta Road Resurfacing - Salt Creek to San Quintin Avenue Project, Capital Improvement Program Project No. 23-07; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.10 Notice of Completion and Acceptance for Construction Services for Fiscal Year 2022/2023 Slurry Seal Program Project

ACTION

1. Accepted the improvements for construction services for the Fiscal Year 2022/2023 Slurry Seal Program, Pavement Management Program Project No. 23-01; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.11 Notice of Completion and Acceptance for Crack Sealing Services for the Fiscal Year 2023/2024 Slurry Seal Program Project

ACTION

1. Accepted the improvements for Crack Sealing Services for the Fiscal Year 2023/2024 Slurry Seal Program, Pavement Management Program Project No. 24-01; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.12 Notice of Completion and Acceptance for the Antelope Road and Mt. San Jacinto College Entrance Traffic Signal Project

ACTION

1. Accepted the improvements for the Antelope Road and Mt. San Jacinto College Entrance Traffic Signal Project, Capital Improvement Program Project No. 22-15; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.13 Acceptance of Public Improvements and 90% Release of Security for Tract Map 37178, The Towns, Menifee Town Center, by Lennar Homes of California, Inc.

ACTION

1. Accepted the public improvements for streets and drainage systems for Tract Map 37178, The Towns at Menifee Town Center, located west of Town Center Drive and south of Allwood Way (City Hall Drive); and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

- 10.14 Acceptance of Public Park Improvements and 90% Release of Security for Tract Map 32102, Banner Village Park, by Pulte Home Company, LLC.

ACTION

1. Authorized the Public Works Director to accept the public improvements for Banner Village Park, Tract Map 32102, located at the northwest corner of Lindenberger Road and Domenigoni Parkway; and
2. Adopted Resolution No. 24-1396, approving the Quitclaim Deed with Certificate of Acceptance for Banner Village Park; and
3. Authorized the Public Works Director to release 90% of the posted securities per the City's Standard Policies.

11. PUBLIC HEARING ITEMS

11.1 Menifee Valley Specific Plan

Community Development Director Cheryl Kitzerow provided a presentation.

City Attorney Jeffrey Melching stated that staff received correspondence from the City of Perris at 4:18 PM. Mr. Melching stated staff felt the concerns brought up in the letter were adequately addressed but staff would like to document the responses to those concerns from the City of Perris prior to final actions of the item.

Mr. Melching recommended, if City Council so chose to, only take action on the proposed ordinance introductions and continue the three resolution items to a date certain, the February 21, 2024 City Council meeting.

The City Council asked questions of staff.

Mayor Zimmerman opened the public hearing at 7:50 PM. City Clerk Sarah Manwaring stated the item was legally noticed.

Brookfield Homes applicant representative Dave Bartlett addressed the City Council and stated he agreed to the conditions of approval and development agreement.

The following speakers spoke in support of the item.

- Ruban Ortiz
- Tony Bolanos
- Wanyae McDonald
- Zach Strasters
- John Sisley
- Louie Lopez
- John Pironti
- Stacy Hartfiel
- Robert Lugan
- Julia Burch
- Lou Monville

The following speakers expressed concerns on the item.

- Kenneth Phung, City of Perris
- Francisco Urbina

Correspondence was received from the following.

- City of Perris
- Lou Monville

Mayor Zimmerman closed the public hearing at 8:20 PM.

Councilmember Karwin spoke in favor of the item.

Mayor Pro Tem Deines disclosed he had previous discussions with the developer, Brookfield, and spoke in favor of the item.

Councilmember Sobek spoke in favor of the item.

Councilmember Estrada stated concerns regarding the proposals for warehouses and effects on the City.

Mayor Zimmerman disclosed he had previous discussions with the developer, Brookfield, and spoke in favor of the item.

Ms. Manwaring introduced the ordinance titles.

ACTION

1. Continued the following three resolution items to the February 21, 2024, City Council Meeting:

- Resolution certifying the Environmental Impact Report (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 State Route 74 (SR-74), and

- east of Meniffee Road; and
- Resolution approving General Plan Amendment No. PLN 21-0336
- Resolution approving Tentative Tract Map No. PLN 22-0033
- 2. Introduced an Ordinance approving Change of Zone No. PLN 21-0335, Specific Plan Amendment No. PLN 21-0221, and Specific Plan No. PLN 21-0217; and
- 3. Introduced an Ordinance approving Development Agreement No. PLN 22-0033.

MOVER: Bill Zimmerman

SECONDER: Dean Deines

AYES: Zimmerman, Karwin, Sobek, Deines

NAYS: Estrada

RECUSE: None

12. DISCUSSION ITEMS

12.1 City of Meniffee Legislative Platform

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

The City Council discussed and provided consensus on requested modifications to the City's legislative platform.

12.2 Meniffee Citizens Advisory Committee Composition

Assistant City Clerk Stephanie Roseen and Senior Management Analyst Edna Lebron provided a presentation.

The following speakers addressed the City Council on the item.

- Michael Knighten
- Gloria Sanchez
- Francisco Urbina

The City Council discussed and provided direction to staff to bring an amended resolution back for City Council consideration.

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

Councilmember Sobek requested a future item to consider a resolution from the California Cities for Local Control. Mayor Zimmerman seconded the request.

Councilmember Karwin requested a discussion item on the feasibility of an adaptive sports program. Councilmember Sobek seconded the request.

16. ADJOURN

Mayor Zimmerman adjourned the meeting at 9:40 PM in honor and memory of Damon Wayne Harris.

Stephanie Roseen, CMC
Acting City Clerk