

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, September 04, 2024  
4:30 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 (4:30 PM)

Mayor Zimmerman called closed session to order at 4:30 PM.

Correspondence was received from the following.

- Don Slater

Mayor Zimmerman recessed to closed session at 4:31 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
4. CONFERENCE WITH LABOR NEGOTIATORS  
Pursuant to Government Code section 54957.6  
Negotiators: Asst. to the City Manager Rebekah Kramer, Asst. City Manager, Bryan Jones, City Manager Armando G. Villa  
Labor Agreement Negotiations: Menifee Police Officers Association (POA); Menifee Police Management Association (PMA); and Menifee Police Employee Association (PEA)

### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:02 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**

3.1 Ministry Leader Tanner Williams – Revival Christian Fellowship

## **4. PLEDGE OF ALLEGIANCE**

Christine Fontes led the flag salute.

## **5. PRESENTATIONS**

5.1 National Preparedness Week Proclamation and CERT Recognitions

The City Council presented Human Resources Analyst Vanessa Berrera with a proclamation for National Preparedness Month and presented CERT members with certificates.

5.2 Childhood Cancer Awareness Month Proclamation

The City Council presented Ellen and Stephanie Delfosse with a proclamation.

5.3 Winchester Community Plan Informational Update by Riverside County

Planning Director John Hildenbran with the County of Riverside provided a presentation.

The City Council asked questions of Mr. Hildenbran.

## **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.

- Charles Blankson
- Michael Knighten

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

Councilmember Karwin reported on the meetings and events he attended.

- Rotary Club Meeting
- Menifee Justice Center Dedication and Ribbon Cutting
- Food Distribution at La Ladera Park

Councilmember Estrada reported on the meetings and events he attended.

- Sun City Cruisers Meeting
- Sun Rise Meadows HOA Meeting

Councilmember Sobek reported on the meetings and events she attended.

- Rotary Club Meeting
- Menifee Justice Center Dedication and Ribbon Cutting
- Menifee Football Camp
- Menifee Interfaith and Community Service Council Meeting
- Arts Council Menifee Summer Nights

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

- Riverside Transit Agency (RTA) Board of Directors Meeting
- RTA Southwest TNow Meeting
- RTA Admin Committee Meeting

Mayor Zimmerman reported on the meetings and events he attended.

- Rotary Club Meeting
- Southern California Gap Panel Meeting
- Social Mixer at Well Quest
- Menifee Justice Center Dedication and Ribbon Cutting
- Arts Council Menifee Summer Nights
- Menifee Football Camp
- RCTC Projects Programs Meeting
- Midday Mixer at Storm Stadium
- Arts Council Menifee Hawaiian Mystery Dinner
- Menifee Interfaith and Community Service Council Meeting

## **9. APPROVAL OF MINUTES**

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

9.1 August 7, 2024 Minutes

## **10. CONSENT CALENDAR**

Councilmember Sobek requested to pull Item No. 10.9 for further discussion.

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 Warrant Register

**ACTION**

1. Ratified and approved the Voucher Lists dated 08/02/2024, and 08/09/2024, the Payroll Register/Other EFTs dated 08/02/2024 and 08/05/2024 which have a total budgetary impact of \$4,847,140.77.

10.3 Treasurer's Report - June 2024

**ACTION**

1. Received and filed the Quarterly Treasurer's Report as of June 30, 2024.

10.4 Senate Bill 1205 Annual Compliance Report

**ACTION**

1. Adopted Resolution No. 24-1492, acknowledging receipt of a report regarding the inspection of certain occupancies requiring annual inspections pursuant to California Health and Safety Code Sections 13145, 13146, and 17921.

10.5 Second Reading and Adoption of an Ordinance Approving the Zone Change for "Villagio Villas"

**ACTION**

1. Adopted Ordinance No. 2024-402, approving Zone Change No. PLN21-0376 for "Villagio Villas," located south of McCall Boulevard at the southern terminus of Encanto Drive.

10.6 Second Reading and Adoption of an Ordinance to Levy Special Taxes Within Improvement Area No. 2 of Community Facilities District No. 2023-2, Cimarron Ridge

**ACTION**

1. Adopted Ordinance No. 2024-403, authorizing the levy of special taxes for Improvement Area No. 2 of Community Facilities District (CFD) No. 2023-2, Cimarron Ridge, located southwest of McLaughlin Road and Byers Road.

10.7 Confidential Employee Salary and Benefits

**ACTION**

1. Adopted Resolution No. 24-1493, establishing the salary and benefits of unrepresented confidential employees for the period of July 1, 2024, through June 30, 2027; and
2. Adopted Resolution No. 24-1494, approving the Classification and Compensation Plan known as the Authorized Position Listing.

- 10.8 Agreement with Riverside County Transportation Commission and KB Coastal, Inc. for Railway Modifications

**ACTION**

1. Approved and authorized the City Manager to execute a Railway Crossing Agreement between the City of Menifee, Riverside County Transportation Commission, and KB Home Coastal Inc. for railway modifications located at the intersection of Menifee Road and Matthews Road and associated with Tract Map 29835.

- 10.9 Agreement Amendment with Southstar Engineering & Consulting, Inc., for Construction Management Services for the Holland Road/I-215 Overcrossing Project

Public Works Director Nick Fidler answered questions of the City Council.

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Southstar Engineering & Consulting, Inc. increasing the compensation by \$228,000 for a total agreement amount not-to-exceed \$4,628,642.74, for the Holland Road / I-215 Overcrossing Project, Capital Improvement Program Project No. CIP 13-03.

**MOVER:** Lesa Sobek

**SECONDER:** Dean Deines

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

**NAYS:** None

**RECUSE:** None

- 10.10 Landscape Improvement Agreement and Bond for Plot Plan 2015-164, Del Oro North Apartments by Jefferson Menifee, LLC

**ACTION**

1. Approved and authorized the City Manager to execute a Landscape Improvement Agreement to guarantee the completion of required public streetscape improvements associated with Del Oro North Apartments, by Jefferson Menifee, LLC, located north of Holland Road and east of Hanover Lane.

- 10.11 Final Map, Agreements, and Bonds for Tract Map 36658-5, Cimarron Ridge, by Pulte Homes Company, LLC

**ACTION**

1. Approved and authorized the filing of the final map for Tract Map 36658-5, Cimarron Ridge, by Pulte Homes Company, LLC, located east of Valley Boulevard and south of McLaughlin Road; and
2. Approved and authorized the City Manager to execute subdivision improvement agreements to guarantee completion of required onsite and offsite improvements associated with Tract Map 36658-5.

- 10.12 Acceptance of Public Improvements and 90% Release of Security for Tract Map 29835, Underwood, Offsite Improvements, by KB Home Coastal Inc.

**ACTION**

1. Accepted the public improvements for streets and drainage on Meniffee Road and Matthews Road associated with Tract Map 29835, Underwood by KB Home Coastal, Inc., located north of Chambers Avenue and east of Antelope Road; and
2. Authorized the City Engineer to release 90% of the posted securities per the City's standard policies.

**11. PUBLIC HEARING ITEMS - NONE**

**12. DISCUSSION ITEMS - NONE**

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

City Manager Armando Villa provided an update.

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

None.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 7:05 PM.

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Stephanie Roseen, CMC  
Acting City Clerk