

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

Ricky Estrada, Mayor  
Bob Karwin, District 1  
Ben Diederich, District 2  
Dan Temple, District 3  
Dean Deines, District 4



## MINUTES

## Menifee City Council Regular Meeting Minutes

Wednesday, February 19, 2025  
5:00 PM Closed Session  
6:00 PM Regular Meeting

Armando G. Villa, City Manager  
Jeffrey T. Melching, City Attorney  
Stephanie Roseen, City Clerk

### 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. The City Council recessed to closed session at 5:01 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  
Gov. 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): Two cases
4. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION  
Government Code Paragraph (1) of subdivision (d) of Section 54956.9  
Sierra Concrete v. TMS Construction, Riverside County Superior Court Case No. RIC2002345 MF

### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

Mayor Estrada called the meeting to order at 6:00 PM.

City Attorney Jeffrey Melching provided a report out from closed session and stated with a vote of 4-1, Estrada voting no, the City Council provided direction to initiate litigation.

Mayor Estrada made a statement and requested to adjourn the meeting in honor of Community Services staff member Chelsea Bollinger.

#### 2. ROLL CALL

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

**Absent:** None

### **3. WORDS OF INSPIRATION**

3.1 Pastor leesha Sharp – Lead Your Ship Ministries

### **4. PLEDGE OF ALLEGIANCE**

Bob O'Donnell led the flag salute.

### **5. PRESENTATIONS**

5.1 Citizen of the Month – Sal Chiaravalloti

Mayor Estrada introduced Citizen of the Month, Sal Chiaravalloti. The City Council presented Mr. Chiaravalloti with a certificate.

5.2 Menifee Valley Chamber of Commerce Strategic Plan and MOU Implementation Update

Katie Luna, President and CEO of the Menifee Valley Chamber of Commerce provided a presentation.

The City Council asked Ms. Luna questions.

5.3 Community Services Monthly Update

This item was pulled from the agenda.

### **6. AGENDA APPROVAL OR MODIFICATIONS**

The agenda was approved unanimously (5-0) as modified.

### **7. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

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

- Fred Banuelos
- Patrick Hunter
- Bob Pattona
- Peyton Winningham
- Beatriz Aguilar
- Linda Beck

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

Councilmember Ben Diederich reported on the meetings and events he attended.

- Menifee's Coffee with a Cop
- Menifee's Planning Commission Meeting

Councilmember Dan Temple reported on the meetings and events he attended.

- Riverside County Habitat Conservation Agency (RCHCA) Board of Directions Meeting and Training

- Community Partners Meeting
- RCHCA Board Directors Meeting
- Quail Valley's Food Distribution with Menifee's Community Cupboard

Councilmember Dean Deines reported on the meeting he attended.

- Joint City Council and Parks, Recreation, and Trails Commission Workshop

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

- Community Partners Meeting
- Chamber Mixer at Rasoi Indian Food
- Menifee's Coffee with a Cop
- Paloma Valley High School Mock Trial Final Round
- Rotary Club Meeting
- Joint City Council and Parks, Recreation, and Trails Commission Workshop

Mayor Estrada reported on the meetings and events he attended.

- E-Bike Presentation at the Menifee School District
- Menifee Girls' Softball Opening Day Ceremony
- Business Mixer at Rasoi Indian Food
- Ready Set Future at Lazy Creek Park
- Meeting with City of Perris Mayor Varges
- Joint City Council and Parks, Recreation, and Trails Commission Workshop

## 9. APPROVAL OF MINUTES

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

- 9.1 February 5, 2025 Special Meeting Minutes
- 9.2 February 5, 2025 Regular Meeting Minutes

## 10. CONSENT CALENDAR

The consent calendar was approved by the following vote.

**MOVER:** Bob Karwin

**SECONDER:** Dean Deines

**AYES:** Karwin, Estrada, Temple, Deines, Diederich

**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 1/17/2025 and 1/24/2025 and the Payroll Register/Other EFTs dated 1/1/2025, 1/15/2025 and 1/17/2025 which have a total budgetary impact of \$3,691,532.25.

10.3 Monthly Public Safety Reports

**ACTION**

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

10.4 2025 Legislative Platform Update

**ACTION**

1. Reviewed and approved the 2025 Legislative Platform.

10.5 Developer Funded California Environmental Quality Act Consultant Update for the Second Quarter of Fiscal Year 2024/2025

**ACTION**

1. Received and filed the second Quarterly Update on executed California Environmental Quality Act consultant contracts for Fiscal Year 2024/2025.

10.6 Second Reading and Adoption of an Ordinance Updating Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program and Amending the TUMF Fees per the 2024 Nexus Study

**ACTION**

1. Adopted Ordinance No. 2025-406, repealing and replacing Ordinance No. 2017-229 to update participation in the Transportation Uniform Mitigation Fee (TUMF) program.

10.7 California Intergovernmental Risk Authority Board of Directors Voting Representative and Alternate Appointment

**ACTION**

1. Adopted Resolution No. 24-1535 to update the City's representation on the California Intergovernmental Risk Authority Board of Directors by removing the City Manager, Armando G. Villa and appointing the City's Human Resources Director, Angela Rivera as the new primary representative and designating Human Resources Analyst, Vanessa Barrera as the alternate and authorize representatives to vote on behalf of the City.

- 10.8 National Recreation and Park Association Advancing Gender Equity in Youth Sports Community of Practice Grant

**ACTION**

1. Accepted the National Recreation and Park Association Advancing Gender Equity in Youth Sports Community of Practice Grant in the amount of \$20,000; and
2. Approved and authorized the City Manager to execute a memorandum of understanding with National Recreation and Park Association, Inc. for the acceptance of terms and use for the grant; and
3. Adopted Resolution No. 24-1536, appropriating \$20,000 in revenue and expenditures for the Community Services Department; and
4. Authorized the City Manager or his designee to execute all other necessary grant related documents thereof to receive the grant award.

- 10.9 Proposed Formation of Community Facilities District 2025-1, Menifee Vista

**ACTION**

1. Adopted Resolution No. 25-1537, intention to establish Community Facilities District No. 2025-1, Menifee Vista, located west of Byers Road and north of Rouse Road; and
2. Adopted Resolution No. 25-1538, intention to incur bonded indebtedness for Community Facilities District No. 2025-1, Menifee Vista.

- 10.10 Proposed Formation of Community Facilities District No. 2025-4, Heritage Village

**ACTION**

1. Adopted Resolution No. 25-1539, intention to establish Community Facilities District No. 2025- 4, Heritage Village, located on the northwest corner of Menifee Road and Rouse Road; and
2. Adopted Resolution No. 25-1540, intention to incur bonded indebtedness for Community Facilities District No. 2025-4, Heritage Village.

- 10.11 Resolution of Intention for Annexation No. 26, Menifee Vista, into Community Facility District 2017-1, Maintenance Services

**ACTION**

1. Accepted the Petition of The Han Family Trust Dated February 27, 2003, Assessor's Parcel No. (APN) 330-230-023, associated with Tentative Tract Map 38128, Menifee Vista, located between Valley Boulevard and Byers Road and north of Rouse Road, into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation No. 26; and
2. Adopted Resolution No. 25-1541, intention to add Annexation No. 26 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for April 2, 2025.

- 10.12 Resolution of Intention for Annexation No. 27, Encanto/McCall Gas Station, into Community Facility District 2017-1, Maintenance Services

**ACTION**

1. Accepted the Petitions of KA Menifee, LLC, Capital Financial Group, Inc. Defined Benefit Pension Plan, Kaassi International, Inc. Defined Benefit Pension Plan, and KZA Inc. Defined Benefit Pension Plan for the annexation of Assessor's Parcel Nos. 333-040-045 and 333-040-046, located on the northwest corner of the intersection of Encanto Drive and McCall Boulevard, into Community Facilities District No. 2017-1 ("CFD No. 2017-1" or "CFD"), Maintenance Services, as Annexation Area No. 27; and
2. Adopted Resolution No. 25-1542, intention to add Annexation No. 27 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for April 2, 2025.

- 10.13 Resolution of Intention for Annexation No. 29, Heritage Village, into Community Facility District 2017-1, Maintenance Services

**ACTION**

1. Accepted the Petition of Lennar Homes of California, LLC, Tentative Tract Map (TTM) 38346, located on the northwest corner of Rouse Road and Menifee Road, for annexation into Community Facilities District ("CFD No. 2017-1" or "CFD"), Maintenance Services, as Annexation Area No. 29; and
2. Adopted Resolution No. 25-1543, intention to add Annexation No. 29 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a public hearing for April 2, 2025.

- 10.14 Agreement of Purchase and Sale for the Acquisition of Real Property Located at 27930 Watson Road

**ACTION**

1. Approved and authorized the City Manager to execute an Agreement of Purchase and Sale and Escrow Instructions, in substantially the form provided in the attached Draft Agreement of Purchase and Sale, with property owner Marco Antonio Campista Cedillo, for real property located at 27930 Watson Road, Menifee, CA, identified as Assessor Parcel No. (APN) 329-050-049, for the Ethanac Road/Antelope Road/Highway 74 Intersection Realignment Project, Capital Improvement Program (CIP) Project No. 25-13, for a total amount not-to-exceed \$275,000; and
2. Authorized the City Manager to modify the Agreement of Purchase and Sale and Escrow Instructions, without modifying core deal terms, as necessary to further benefit the City, and to execute any additional documents required for the acquisition of the real property (APN 329-050-049); and
3. Adopted Resolution No. 25-1544 for the Trust Fund approving an increase in revenue and appropriation of expenditures in the amount of \$275,000 (Transfer Out); and
4. Adopted Resolution No. 25-1545 for the Capital Projects Fund approving an increase in revenue (Transfer In) and appropriation of expenditures in the amount of \$275,000 to the Project account assigned by the Finance Department.

- 10.15 Memorandum of Understanding with the City of San Diego Police Department, Internet Crimes Against Children Task Force

**ACTION**

1. Approved and authorized the City Manager, or designee, to execute a Memorandum of Understanding (MOU) with the City of San Diego, on behalf of its Internet Crimes Against Children Task Force.

- 10.16 Agreement Amendment with Kimley-Horn and Associates, Inc. for the Master Circulation Plan Study in the Economic Development Corridor – Northern Gateway

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. to extend the term of services to prepare a Master Circulation Plan Study within the Economic Development Corridor – Northern Gateway through June 30, 2025.

- 10.17 Agreement Amendment with CSD Cyber, LLC. for Cybersecurity Penetration Testing Services

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 1 to the Professional Services Agreement with CSD Cyber, LLC. for cybersecurity penetration testing services, increasing the compensation amount by \$3,731.80, for a total not-to-exceed amount of \$28,571.80.

## **11. PUBLIC HEARING ITEMS**

- 11.1 Introduction and First Reading of an Ordinance Regarding the Development Agreement Amendment for Cimarron Ridge Specific Plan

Community Development Director Cheryl Kitzerow provided a presentation.

The City Council asked staff questions.

Mayor Estrada opened the public hearing at 7:16 PM. City Clerk Stephanie Roseen stated the public hearing was legally noticed.

Correspondence was received by the following.

- Julie Notsch

Division VP Land Planning and Development for Pulte, Bob Paradise, addressed the City Council.

The following speakers addressed the City Council.

- Julie Notsch
- Ryan Curnick

Mayor Estrada closed the public hearing at 7:25 PM.

The City Council provided consensus to prioritize the \$300,000 community benefit (if necessary) to the Valley Boulevard Capital Improvement Project/missing link construction.

City Clerk Stephanie Roseen introduced the ordinance by title.

**ACTION**

1. Introduced an ordinance approving Amendment No. 3 to the Development Agreement for the Cimarron Ridge Specific Plan, located south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard, and find that no additional environmental review is required based upon the findings and conclusions in the resolution.

**MOVER:** Dean Deines

**SECONDER:** Ben Diederich

**AYES:** Karwin, Estrada, Temple, Deines, Diederich

**NAYS:** None

**RECUSE:** None

**12. DISCUSSION ITEMS**

- 12.1 First Reading and Introduction of an Ordinance Establishing Regulations for Electric Bicycles, Electric Scooters, and Electric Skateboards

Menifee Police Lieutenant Denise Keith and Sergeant Danny Beare provided a presentation.

The City Council asked staff questions.

The following speakers addressed the City Council.

- Fred Banuelos
- Richard Buttler
- Craig Cooper
- Al Bianco
- Serena Murschel

The City Council spoke in favor of the proposed ordinance.

City Attorney Jeffrey Melching stated section 12.30.110 would be amended to remove “public highway”.

City Clerk Stephanie Roseen introduced the ordinance by title.

**ACTION**

1. Introduced, as amended, an ordinance adding Chapter 12.30 to Title 12 of the Menifee Municipal Code establishing regulations for electric bicycles, electric scooters, and electric skateboards.



**MOVER:** Dean Deines  
**SECONDER:** Bob Karwin

<b>AYES:</b> Karwin, Estrada, Temple, Deines, Diederich <b>NAYS:</b> None <b>RECUSE:</b> None
---

12.2 9/11 Memorial Event or Recognition

Community Services Manager Mariana Mitchell provided a presentation.

The following speaker addressed the City Council.

- Lesa Sobek

The City Council provided consensus to add a moment of silence on the Council's agenda nearest September 11<sup>th</sup> and participation in outside organizations' events.

12.3 2024 General Plan Annual Progress Report

Assistant Planner Kimberly Luna provided a presentation.

**ACTION**

1. Received and filed the General Plan Annual Progress Report (APR) for 2024 as required by state law to show progress toward implementation of General Plan Goals and Policies.

12.4 2024 Annual Report

Deputy City Manager Rebekah Kramer provided a presentation.

**ACTION**

1. Received and filed the 2024 Annual Report.

**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 in honor of Chelsea Bollinger at 9:03 PM.

---

Stephanie Roseen, CMC  
City Clerk