

City Council Chambers
Via Live Meeting
Menifee, CA 92586

Bill Zimmerman, Mayor
Bob Karwin, District 1
Matthew Liesemeyer, District 2
Lesa Sobek, District 3
Dean Deines, District 4



MINUTES

Menifee City Council Regular Meeting Minutes

Wednesday, February 03, 2021
4:30 PM Closed Session
6:00 PM Regular Meeting

Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Sarah A. Manwaring, City Clerk

CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8
Property: 27989 Holland Road, Menifee
Agency Negotiator(s): Armando Villa, City Manager; Jeff Wyman, Assistant City Manager; Rochelle Clayton, Deputy City Manager
Negotiating Parties: John Murphy, Esq., and Bradford B. Brabske, Mansland Development, LLC; City of Menifee
Under Negotiation: Price and terms of payment.
2. CONFERENCE WITH LEGAL COUNSEL • EXISTING LITIGATION
Government Code Paragraph (1) of subdivision (d) of Section 54956.9
City of Menifee v. All Persons Interested
Riverside County Superior Court Case No. RIC 1722064

Mayor Zimmerman called Closed Session to order at 4:30 PM. Present were Councilmembers Deines, Karwin, Liesemeyer, Mayor Pro Tem Sobek, and Mayor Zimmerman. There were no public comments. The City Council recessed into closed session at 4:31 PM for the purposes listed above.

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:08 PM. City Attorney Jeffrey Melching stated there was no reportable action from Closed Session.

2. ROLL CALL

Present: Dean Deines, Bob Karwin, Matthew Liesemeyer, Lesa Sobek, Bill Zimmerman
Absent: None

3. WORDS OF INSPIRATION

- 3.1 Pastor Eric Lange, Valley Christian Fellowship

4. PLEDGE OF ALLEGIANCE

Councilmember Karwin led the flag salute.

5. PRESENTATIONS

5.1 Community Services Update

Community Services Director Jonathan Nicks provided a presentation and reported on the virtual recreation programs; in person recreation programs; Emergency Services Senior Food Distribution Program; park projects; and upcoming events.

The City Council asked questions of staff regarding the senior drive through meal distribution, plan for resuming in person programs when allowed, ranger program, Lyle Park restroom upgrade, and how to make information more available to the public by staff.

5.2 Solid Waste Compliance and Service Enhancements

Community Services Director Jonathan Nicks introduced Management Analyst Chris Gherki to provide a presentation. Mr. Gherki reported on new legislation and the purpose of reducing greenhouse gas emissions; business compliance options; Waste Management efforts; and business outreach.

The City Council asked questions of staff regarding business outreach; trash enclosures and permit exemptions; business site visits and compliance.

Art Marquez, Community Relations Specialist with Waste Management, stated Waste Management offered site audits for businesses with tight spaces and other special situations.

Mr. Gherki continued with the presentation and reported on Senate Bill (SB) 1383, mandating residential organics recycling; SB 1383 benefits; implementation on green waste bin roll-out, and education and outreach.

The City Council asked questions of staff regarding education on composting; outreach efforts; food donations; and updates to design guidelines.

6. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved unanimously (5-0) with no modifications.

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

City Clerk Sarah Manwaring read public comments submitted by the following.

- Nydia Ibarra
- Jonathan Hawes
- Carrie Tate-Meyer

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Deines reported on the meetings and events he attended.

- Central Park Amphitheater Ad Hoc Committee Meeting
- Finance Subcommittee Meeting
- Riverside Transit Agency (RTA) Board of Directors Meeting

Councilmember Karwin reported on the meetings and events he attended.

- League of California Cities Conference for New Mayors and City Councilmembers
- Salt Creek Trail Ribbon Cutting
- Chamber of Commerce Meeting
- Menifee Planning Commission Meeting

Councilmember Liesemeyer reported on the meetings and event he attended.

- Salt Creek Trail Ribbon Cutting
- Western Riverside Council of Governments (WRCOG)
- Eastern Municipal Water District (EMWD) Meeting

Mayor Pro Tem Sobek reported on the meetings and events she attended.

- Central Park Amphitheater Ad Hoc Committee Meeting
- Finance Subcommittee Meeting
- Regional Conservation Authority (RCA) Webinar
- Travis Rhinehart Recognition at Blitzers Frozen Yogurt
- Western Riverside Conservation Authority Meeting
- Salt Creek Ribbon Cutting
- Menifee Interfaith Planning Meeting

Mayor Pro Tem Sobek congratulated the City Manager, Armando Villa, and staff for receiving Top Workplace 2020 award for the third year in a row.

Mayor Zimmerman reported on the meetings and events he attended.

- Emergency Operations Committee Meeting
- Rotary Club Meeting
- Western Riverside Projects and Programs Committee Meeting
- Riverside County Transportation Commission (RCTC) Meeting
- League of California Cities Riverside County Mayors Collaboration Meeting
- Menifee Chamber of Commerce Board meeting
- Rotary Club Meeting
- Travis Rhinehart Recognition at Blitzers Frozen Yogurt
- Eastern Municipal Water District (EMWD) Meeting
- Salt Creek Trail Ribbon Cutting
- Menifee Interfaith Planning Meeting
- Menifee Chamber of Commerce Wake Up

Councilmember Liesemeyer highlighted the Riverside County Habitat Conservation Agency (RCHCA) fee increase. Mayor Pro Tem Sobek stated the item would be brought to the City Council for review at a future date.

9. APPROVAL OF MINUTES

9.1 January 20, 2021 City Council Minutes

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

10. CONSENT CALENDAR

10.1 Waiver of Reading

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

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

This item was pulled from the Consent Calendar by Mayor Pro Tem Sobek for further discussion.

Mayor Pro Tem Sobek inquired about the Police Department Headquarter lockers. Menifee Police Captain Chris Karrer stated the modular buildings where the lockers were located were an annual rental.

ACTION:

Pulled from the Consent Calendar.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Ratified and approved the Voucher List dated 1/15/2021 and the Payroll Register/Other EFT's dated 1/4/2021, 1/7/2021 and 1/8/2021 which have a total budgetary impact of \$5,436,329.65.

10.3 Treasurer's Report, December 2020

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Approved the Treasurer's Report for December 2020.

10.4 Menifee Police Department - Vehicle Lease Agreements

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Authorized the City Manager to sign the acceptance for the Enterprise lease Quote and execute Vehicle Lease Agreement with Enterprise Fleet Management to secure vehicles for use by the Menifee Police Department, and;
2. Allowed the purchase to be made under the cooperative purchasing (piggyback) agreement under Sourcwell Contract # 060618•EFM, thereby exempting the purchase under the competitive bidding process.

10.5 Fiscal Year 2020/21 Land Development Contract Amendments

This item was pulled from the Consent Calendar by Councilmember Liesemeyer for further discussion.

Councilmember Liesemeyer inquired about the checks and balances for the City's contract consultants and the City's fee structure.

City Manager Armando Villa stated contracts in relation to the item on the agenda are to assist with the growth of the City and are executed to assist staff and the contract costs were 100% recoverable. Mr. Villa further explained that City staff does review work and invoices submitted by the consultants.

Deputy City Manager Rochelle Clayton explained administrative percentage fees.

ACTION:

Pulled from the Consent Calendar.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Approved Amendment No. 1 to Professional Services Agreement with Dudek for Construction Inspection Services, increasing the contract by \$40,000 to the not-to-exceed amount of \$150,000, and;
2. Approved Amendment No. 1 to Professional Services Agreement with Pettit for Professional Land Development Review Services, increasing the contract by \$75,000 to the not-to-exceed amount of \$150,000, and;
3. Approved Amendment No. 1 to Professional Services Agreement with STB for Professional Land Development Review Services, increasing the contract by \$35,000 to the not-to-exceed amount of \$100,000.

10.6 Scott Road and Murrieta Road Traffic Signal Amendment

This item was pulled from the Consent Calendar by Councilmember Liesemeyer.

Councilmember Liesemeyer inquired about the insight gained by staff from the conclusion of this project. Principal Engineer Carlos Geronimo stated staff had implemented practices to help for future projects.

ACTION:

Pulled from the Consent Calendar.

MOVER: Matthew Liesemeyer

SECONDER: Dean Deines

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Authorized the City Manager or his designee to approve Change Order No. 4 with R.J. Noble for construction services for CIP 19•06 Scott Road and Murrieta Road Traffic Signals; and
2. Increased construction contingency by the amount of \$16,576.47 to provide for the cost of Change Order No. 4 for a total contingency amount of \$82,956.47; and
3. Authorized the City Manager to approve Amendment No. 1 with Geocon West, Inc. for geotechnical and materials testing services for CIP 19•06 Scott Road and Murrieta Road Traffic Signals for the amount not to exceed \$8,113.

10.7 Murrieta Road Street Resurfacing Geotechnical Services Amendments

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Authorized the City Manager to sign the acceptance for the Enterprise lease Quote and execute Vehicle Lease Agreement with Enterprise Fleet Management to secure vehicles for use by the Menifee Police Department, and;
2. Allowed the purchase be made under the cooperative purchasing (piggyback) agreement under Sourcewell Contract # 060618•EFM, thereby exempting the purchase under the competitive bidding process.

10.8 Second Reading and Adoption of Ordinance to Levy Special Taxes - CFD 2017-1, Annexation No. 5

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Adopted Ordinance No. 2021-314, amending Ordinance No. 2017-231 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) (Annexation No. 5) for Del Oro (TR 36852).

10.9 Second Reading and Adoption of Ordinance to Levy Special Taxes - CFD 2015-2, Annexation No. 36

ACTION:

Adopted as Part of Consent.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

1. Adopted Ordinance No. 2021-315, amending Ordinance No. 2015-173 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Menifee Community Facilities District No. 2015-2 (Maintenance Services) (Annexation No. 36) for WellQuest Menifee, LLC (PP 17-042).

11. PUBLIC HEARING ITEMS

- 11.1 PLN20-0312, Appeal of Planning Commission Approval of Sumac Ridge (TTM No. 37668)

City Manager Armando Villa provided a brief background on the appeal and stated staff was requesting a continuance off calendar.

ACTION:

Continued the public hearing off calendar.

MOVER: Dean Deines

SECONDER: Lesa Sobek

<p>AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman</p>
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<p>NAYS: None</p>

<p>RECUSE: None</p>

12. DISCUSSION ITEMS

- 12.1 2021 City of Menifee Emergency Operations Plan

City Manager Armando Villa introduced the item and Emergency Management Analyst Vanessa Barrera. Ms. Barrera provided a presentation and reported on what an Emergency Operations Plan (EOP) is; the Importance of an EOP; EOP major components; Emergency Operations Center (EOC); City Council's role; and the City's Next Steps. Ms. Barrera also introduced Eric Cadden, Riverside County Emergency Management Program Supervisor and stated they both were available for questions.

The City Council asked questions of staff regarding periodical testing; employee opportunity for Community Emergency Response Team (CERT) training; how many cities referenced the City of Menifee's EOP plan; and where the public and staff can view the EOP document.

Mayor Pro Tem Sobek stated she would like to have the CERT program available for City employees and Councilmembers. Councilmember Deines agreed.

Councilmember Deines inquired about CERT refresher courses available to the public and a smaller version of the EOP that could be used as an informational tool for the public.

ACTION:

Adopted Resolution No. 21-996, adopting the 2021 City of Menifee Emergency Operations Plan.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

None.

16. ADJOURN

Mayor Zimmerman adjourned the meeting at 8:16 PM in honor and memory of Robert Hollywood Moreno who passed away recently.

Sarah A. Manwaring, MMC
City Clerk