

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

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



## MINUTES

Menifee City Council  
Regular Meeting Minutes

Wednesday, June 02, 2021  
6:00 PM Regular Meeting

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

---

### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

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

#### 3. WORDS OF INSPIRATION

3.1 Pastor Grace Obot - Unity Nathanael Ministry

#### 4. PLEDGE OF ALLEGIANCE

Menifee resident Mark Cooper led the flag salute.

#### 5. PRESENTATIONS

5.1 SAFE Family Justice Centers

Katie Gilbertson, Executive Director with SAFE Family Justice Centers, provided a presentation and reported on the SAFE program.

5.2 Pandemic Technology Implementations

Chief Information Officer Ron Puccinelli provided a presentation on the technology implementations due to the Covid 19 pandemic. Mr. Puccinelli reported on the challenges staff faced; the internal response; the public services response; ongoing projects; and introduction of the Information Technology (IT) Department.

Mayor Zimmerman inquired about a future item regarding technology security that was scheduled to be presented to the City Council.

The City Council thanked staff for their presentation.

**6. AGENDA APPROVAL OR MODIFICATIONS**

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

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

None.

**8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Karwin reported on the events he attended.

- Memorial Day Remembrance Event
- Menifee Union School District Middle School Groundbreaking
- Menifee Interfaith Council Meeting
- Paloma Valley High School College Signing Day Event

Councilmember Karwin stated he would be attending the Paloma Valley High School Graduation.

Councilmember Liesemeyer reported on the event he attended.

- Menifee Union School District Middle School Groundbreaking

Councilmember Deines reported on the meeting and event he attended.

- Casa Blanca Community Homeowners Association (HOA) Meeting
- Riverside Transit Agency (RTA) Board of Directors Meeting
- Memorial Day Remembrance Event

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

- Riverside County Habitat Conservation Authority Board of Directors Meeting
- Spring Fest, City of Menifee Free Shredding Event
- City of Murrieta Amphitheater Ribbon Cutting

Mayor Zimmerman reported on the meetings and events he attended.

- City of Menifee Emergency Operations Center (EOC) Meeting
- Rotary Club Meeting
- Western Riverside Projects and Programs Committee Meeting
- Senior Advisory Committee Meeting
- Student of the Year
- Menifee Chamber of Commerce Board Meeting
- Virtual 3<sup>rd</sup> Grade Class Visit at Freedom Crest Elementary School
- Memorial Day Remembrance Event
- Menifee Interfaith Council Meeting
- Menifee Union School District Middle School Groundbreaking

Mayor Zimmerman stated he would be attending the Youth Leaders of Menifee Teen Awards Ceremony on June 7, 2021 at Central Park.

**9. APPROVAL OF MINUTES**

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

- 9.1 May 19, 2021 Special City Council Minutes
- 9.2 May 19, 2021 Regular Meeting Minutes

**10. CONSENT CALENDAR**

All items on the Consent Calendar were approved by the following vote.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Lesa Sobek

**AYES:** Deines, Karwin, Liesemeyer, Sobek, Zimmerman  
**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 List dated 5/7/2021, the Payroll Register/Other EFT's dated 5/3/2021, 5/6/2021, 5/10/2021, 5/12/2021 and 5/14/2021 which had a total budgetary impact of \$2,546,450.35.

- 10.3 Treasurer's Report, April 2021

**ACTION**

- 1. Approved the Treasurer's Report for April 2021.

- 10.4 Fiscal Year 2021-22 Project List Funded by Senate Bill (SB) 1: The Road Repair and Accountability Act

**ACTION**

- 1. Adopted Resolution No. 21-1027, approving FY 21-22 list of projects funded by Senate Bill (SB) 1: The Road Repair and Accountability Act of 2017; and,
- 2. Authorized the Public Works Director or his designee to submit the required list of projects and Resolution to the California Transportation Commission (CTC).

- 10.5 Second Reading and Adoption of Ordinance to Levy Special Taxes - CFD 2015-2, Annexation No. 37

**ACTION**

1. Adopted Ordinance No. 2021-317, 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. 37 for David Mendoza, Sergio Mendoza and Rosa Isela Torres (PM 37236).

- 10.6 Developer Reimbursement and Initial Study-Mitigated Negative Declaration Agreements for Plot Plan No. PLN21-0057 (TTM 37692) "Quail Hills Project"

**ACTION**

1. Approved a Developer Reimbursement Agreement between the City of Menifee and JPMB Investments LLC related to the PLN21-0057 (Tentative Tract Map (TTM) 37692) Project, located northeast of Goetz Road and south of Rancho Drive, The California Environmental Quality Act (CEQA) Technical Studies and Initial Study-Mitigated Negative Declaration (IS-MND) preparation; and
2. Approved a Professional Services Agreement with PlaceWorks Inc. in the not-to-exceed amount of \$104,232 for CEQA Technical Studies and IS-MND for the PLN21-0057 Project.

- 10.7 Final Map and Agreements for Tract Map 29835-2, Underwood

**ACTION**

1. Approved and Authorized Filing of the Final Map for Tract 29835-2, located at Antelope Road and Rouse Road for Underwood Inv, LLC; and,
2. Approved Security Bond Agreements for Streets, Drainage, Water and Sewer Systems to guarantee completion of required improvements associated with Tract 29835-2; and,
3. Approved Security Bond Agreements for Placement of Monuments for Tracts 29835-2.

- 10.8 For Information Only – NONE

**11. PUBLIC HEARING ITEMS**

- 11.1 Five-year Capital Improvement Program Budget FY 2021-2022 through 2025-2026

**ACTION**

Continued to June 16, 2021.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Lesa Sobek

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

**NAYS:** None

**RECUSE:** None

- 11.2 Annexation No. 8 to Community Facilities District (CFD) 2017-1, Tract Map 32102-1 and 32102 (Banner Park), Pulte Home Company, LLC and Diamond Brother Five Partnership, LP

Mayor Zimmerman opened the public hearing at 6:47 PM.

Consultant Shane Spicer with Spicer Consulting provided a presentation and reported on the consideration of Annexation No. 8 into Community Facilities District (CFD) No. 2017-1, location, and fiscal impact.

City Clerk Sarah Manwaring stated the public hearing was legally noticed and there were no public comments or correspondence received. Ms. Manwaring also stated there are no persons registered to vote in the territory of the district, per the Riverside County Registrar of Voters. The City Clerk confirmed that the owners of the taxable property in the district have consented to hold the special election, the ballot was received, and it was a yes vote. Mayor Zimmerman closed the public hearing at 6:52 PM.

**ACTION:**

1. Adopted Resolution No. 21-1028, calling the election; and,

**MOVER:** Lesa Sobek

**SECONDER:** Matthew Liesemeyer

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

**NAYS:** None

**RECUSE:** None

2. Adopted Resolution No. 21-1029, declaring results of special landowner election; and,

**MOVER:** Matthew Liesemeyer

**SECONDER:** Dean Deines

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

**NAYS:** None

**RECUSE:** None

City Clerk Sarah Manwaring introduced the Ordinance by title.

3. Introduced an Ordinance, amending the Ordinance and levying and apportioning the special tax in CFD No. 2017-1.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Lesa Sobek

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

**NAYS:** None

**RECUSE:** None

11.3 Proposed Formation of Community Facilities District No. 2021-1, Banner Park

Mayor Zimmerman opened the public hearing at 6:55 PM.

City Clerk Sarah Manwaring stated the public hearing was legally noticed.

Consultant Shane Spicer with Spicer Consulting provided a presentation and reported on the consideration of formation of Community Facilities District (CFD) No. 2021-1, Banner Park; location; and fiscal impact.

Councilmember Karwin inquired about home sizes.

Councilmember Liesemeyer inquired about the proposed facilities included and tax rate escalator.

Ms. Manwaring stated there were no public comments and there was no correspondence received.

Mayor Zimmerman closed the public hearing at 7:02 PM.

**ACTION**

1. Adopted Resolution No. 21-1030, establishing Community Facilities District No. 2021-1 (Banner Park) of the City of Menifee (“CFD No. 2021-1” or “CFD”); and,

**MOVER:** Bob Karwin

**SECONDER:** Matthew Liesemeyer

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

**NAYS:** None

**RECUSE:** None

2. Adopted Resolution No. 21-1031, determining the necessity to incur bonded indebtedness for Community Facilities District No. 2021-1 of the City of Menifee; and,

**MOVER:** Lesa Sobek

**SECONDER:** Dean Deines

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

**NAYS:** None

**RECUSE:** None

Ms. Manwaring confirmed the ballots have been cast and the ballot propositions have been approved by more than a two-thirds vote.

3. Adopted Resolution No. 21-1032, certifying election results for Community Facilities District No. 2021-1 of the City of Menifee; and,

**MOVER:** Bob Karwin

**SECONDER:** Matthew Liesemeyer

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

**NAYS:** None

**RECUSE:** None

Ms. Manwaring introduced the Ordinance by title.

4. Introduced an Ordinance authorizing the levy of special taxes within Community Facilities District No. 2021-1 of the City of Menifee; and,

**MOVER:** Bob Karwin

**SECONDER:** Matthew Liesemeyer

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

**NAYS:** None

**RECUSE:** None

5. Approved a Joint Community Facilities Agreement with Eastern Municipal Water District; and,

6. Approved a Joint Community Facilities Agreement with Menifee Union School District.

**MOVER:** Dean Deines

**SECONDER:** Lesa Sobek

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

**NAYS:** None

**RECUSE:** None

## 12. DISCUSSION ITEMS

### 12.1 Capital Improvement Project No. 19-15 (CS030) Central Park Amphitheater Professional Design, Engineering and Architectural Services Agreement

City Manager Armando Villa introduced the item and Community Services Director Jonathan Nicks. Mr. Nicks provided a presentation and reported on the design of the amphitheater; Council approved funding allocations; design, engineering, and architectural services agreement; and project clarifications.

The City Council asked questions of staff regarding the competitive bid process; design concept; the Waste Management reserve funds; funding allocations; Capital Improvement Program (CIP) projects; use of Development Impact Fees (DIF); budget limits;

Mr. Villa provided an explanation of the Waste Management agreement, the allocated funds, the CIP projects, and DIF.

City Clerk Sarah Manwaring stated the City Council had received emailed correspondence on the item.

Tracy Clark spoke in opposition of the project.

Mark Cooper commented on his concerns about maintaining the amphitheater.

Lori Phipps spoke virtually in favor of the amphitheater.

Councilmember Deines commented on importance of having a fine arts venue within the City and the reasons why he was in favor of the item.

Councilmember Liesemeyer commented on the importance of understanding the ongoing maintenance and the construction cost estimates. Councilmember Liesemeyer stated he was in favor of the item.

Councilmember Karwin commented on the funding allocations and reasons he was in favor of the item.

Mayor Pro Tem Sobek commented on the importance of having a fine arts venue within the City and reasons she was in favor of the item.

Mayor Zimmerman thanked the Ad Hoc Committee and staff, commented on his concerns regarding overall cost for the Amphitheater and the need for a budget limit.

Mayor Zimmerman and Councilmember Liesemeyer commented on the importance of the Request for Proposal (RFP) process.

**ACTION**

1. Approved and authorized the City Manager to execute a professional services agreement with T.Y. Lin International for design, engineering, and architectural services for CIP No. 19-15 (CS030) Central Park Amphitheater in the amount not-to-exceed \$445,103.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Bob Karwin

**AYES:** Deines, Karwin, Liesemeyer, Sobek

**NAYS:** Zimmerman

**RECUSE:** None

12.2 City of Menifee Fiscal Year 2021/2022 Budget Adoption

City Manager Armando Villa introduced the item and Deputy Finance Director Wendy Preece. Ms. Preece provided a presentation and reported on the purpose of the annual budget; analyze current economic conditions; city impacts; budget assumptions and sources; forecast revenues; budget assumptions; total general fund revenues and expenditures; total authorized positions; total general fund revenues and expenditures; fiscal year 2021/22 revenues, transfers in and use of fund balance; general fund revenues; general fund expenditures; Quality of Life Measure funding, proposed Quality of Life Measure budget; proposed Quality of Life Measure Capital Improvement Program (CIP) funding request; Quality of Life Measure revenue and expenditures; fund balance policy; total city-wide expenditures; total all funds budget with fund balance; and fiscal planning.

Councilmember Liesemeyer inquired about Audie Murphy Ranch Community Facilities Distract (CFD) 2012-1 pavement management outlay. Public Works Director Nick Fidler and Principal Engineer Carlos Geronimo stated it is preventative maintenance and would help extend the life of the existing asphalt.

The Council thanked staff for their work on the budget.

**ACTION**

1. Adopted Resolution No. 21-1033, approving the Fiscal Year 2021/2022 Budget; and,
2. Adopted Resolution No. 21-1034, approving the GANN Appropriations Limit; and,
3. Adopted Resolution No. 21-1035, approving the Classification and Compensation Plan as the Authorized Position Listing.

**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**

City Manager Armando Villa thanked staff for their work on the comprehensive budget book.

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

Councilmember Liesemeyer inquired about the regular Community Services update by staff. The City Council supported the request.

Mayor Pro Tem Sobek inquired about updates on the Krikorian property.

Mayor Zimmerman inquired about bringing back the item on an Ordinance for false alarms to the City Council. City Manager Armando Villa stated that would be brought to the Council in July.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 8:43 PM.

---

Sarah A. Manwaring, MMC  
City Clerk