

City Council Chambers
29844 Haun Road
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, August 17, 2022
6:00 PM Regular Meeting

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

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:02 PM.

2. ROLL CALL

Present: Dean Deines, Matthew Liesemeyer, Lesa Sobek, Bill Zimmerman

Absent: Bob Karwin

3. WORDS OF INSPIRATION

3.1 Bishop Robert Powell – Church of Jesus Christ of Latter – day Saints

4. PLEDGE OF ALLEGIANCE

Jesse Simms, Menifee Chamber of Commerce Board Member, led the flag salute.

5. PRESENTATIONS

5.1 Parks, Recreation, and Trails Commissioner Appointment – Tierra Bowen

Mayor Pro Tem Dienes introduced Tierra Bowen as his Commissioner appointment for the Parks, Recreation, and Trails Commission. Acting City Clerk Stephanie Roseen provided the Oath of Office to Ms. Bowen.

5.2 Business Spotlight – Powers Family Dentistry

Economic Development Director Gina Gonzalez introduced the Business Spotlight program and Powers Family Dentistry. The City Council presented Mr. with a certificate and stated their appreciation.

5.3 National Preparedness Month Proclamation

Emergency Management Analyst Vanessa Berrera provided an introduction on National Preparedness Month. The City Council presented a proclamation to Brice Bartlette and Eric Cadden with Emergency Management Department.

5.4 Hospice of the Valley's 40 Year Anniversary Proclamation

The City Council honored and presented Hospice of the Valley and Medical Director Dr. Cochrane with a proclamation for their 40 years of service to the Menifee community.

5.5 Community Services Update

Due to the power outage, Community Services did not provide a presentation.

6. AGENDA APPROVAL OR MODIFICATIONS

During the City Council meeting there was a power outage.

City Attorney Jeffrey Melching provided an overview of the agenda amendments as follows: Keep Public Comments, Councilmember Updates and Comments, Approval of the Minutes, Consent Calendar, and Discussion item nos. 12.3 and 12.4 on the agenda, but any pulled Consent Calendar items, Public Hearing items 11.2, 11.3, 11.4, and Discussion item nos. 12.1 and 12.2 would be adjourned to a meeting to be held on Wednesday, August 24, 2022 at 4:30 PM. In addition, Public Hearing Item No. 11.1 would be continued to September 21, 2022 as noted on the agenda.

Councilmember Liesemeyer made the motion to approve the modified agenda as stated by City Attorney Melching. The motion was seconded by Councilmember Sobek.

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Maneesha Jones, President of the Menifee Valley Chamber of Commerce, reported on the upcoming Chamber events.

Sarah Hardy with the Perris Railway Museum and provided handouts to the City Council and reported on updates at the museum.

Linda Beck stated concern on safety in the Sun City community.

The power was restored at City Hall. Mayor Zimmerman called for a recess at 7:13 PM. The City Council resumed the meeting.

Councilmember Liesemeyer made a motion to reconsider and void the prior motion during agenda modifications. Councilmember Sobek seconded the motion. The motion was approved unanimously (4-0-1, Karwin absent).

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Liesemeyer reported on the meeting he attended.

- Eastern Municipal Water District (EMWD) Board Meeting

Councilmember Sobek reported on the meetings and events she attended.

- Menifee's Inaugural Citizens Academy

- Wendy Preece Retirement Celebration
- Military Banner Program Tour

Mayor Pro Tem Deines reported on the event he attended.

- Groundbreaking for the Legado Community

Mayor Zimmerman reported on the meetings and events he attended.

- Town Hall at the Sun City Civic Association with Senator Rosilicie Ochoa Bogh
- Arts Council Menifee Performer at the Pond
- Menifee Foodie Friday at Central Park
- Menifee Movie in the Park at La Ladera Park
- Extravaganza Six Fundraising Event
- Community Partners Meeting
- Menifee Chamber of Commerce Mixer at Urbane Café
- Quail Valley Community Group Meeting
- Groundbreaking for the Legado Community
- Rotary Club Meeting
- Box it Up Event with MilVet
- Menifee Chamber of Commerce Mixer at Raising Canes
- Cub Scout Pack 2228 City Hall Tour
- Menifee's Inaugural Citizens Academy
- League of California Cities Mayor's Virtual Meeting

9. APPROVAL OF MINUTES

The minutes were approved unanimously (4-0-1, Karwin absent) with no modifications.

9.1 June 15, 2022 Minutes

9.2 July 13, 2022 Special Minutes

10. CONSENT CALENDAR

Councilmember Liesemeyer requested to pull item no. 10.13. Councilmember Sobek requested to pull item no. 10.9. The balance of the Consent Calendar was approved by the following vote.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

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 7/15/2022 and the Payroll Register/Other EFT's dated 7/18/2022, 7/22/2022, and 7/25/2022 which have a total budgetary impact of \$2,672,331.65.

10.3 Monthly Public Safety Reports

ACTION

1. Received and filed.

10.4 Agreement with Urban Futures Inc. for Financial Advisory Services

ACTION

1. Approved and authorized the City Manager to execute a professional services agreement with Urban Futures, Inc. for financial advisory services for three years extending through fiscal year 2024/25 in an amount not-to-exceed \$50,000 per fiscal year; and
2. Authorized the City Manager to approve two optional one-year auto-renewals of \$50,000 per year for fiscal years 2025/26, and 2026/27 at the City's discretion.

10.5 Agreement with Berry Dunn McNeil & Parker, LLC for Strategic Visioning Plan Development

ACTION

1. Approved and authorized the City Manager to execute a professional services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the development of the five-year strategic visioning plan (2024-2028) in an amount not-to-exceed \$69,900.

10.6 Resolution of Intention for Community Facilities District 2017-1, Annexation No. 10, Harvest Glen Marketplace

ACTION

1. Accepted the petition of Briggs & 74, LLC, Tentative Parcel Map No. 37380 located at the northwest intersection of Highway 74 and Briggs Road to annex into Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD") as Annexation Area No. 10; and
2. Adopted Resolution No. 22-1191, a resolution of intention to add Annexation Area No. 10 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 September 21, 2022.

10.7 Resolution of Intention for Community Facilities District 2017-1, Annexation No. 14, Adler Ranch

ACTION

1. Accepted the petition of FPG Tricon Menifee Property LLC, Tract Map No. 32628 located east of I-215 at the southeast intersection of Antelope Road and Craig

- Avenue to annex into Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD") as Annexation Area No. 14; and
2. Adopted Resolution No. 22-1192, a resolution of intention to add Annexation Area No. 14 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 September 21, 2022.

- 10.8 Resolution of Intention for Community Facilities District 2017-1, Annexation No. 16, Del Oro North Apartments

ACTION

1. Accepted the petition of Jefferson Meniffee LLC, Lot Line Adjustment No. 17-007 located east of I-215 on the northeast corner of Holland Road and Hanover Lane into Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD") as Annexation Area No. 16; and
2. Adopted Resolution No. 22-1193, a resolution of intention to add Annexation Area No. 16 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 September 21, 2022.

- 10.9 Agreement Amendment with Eastern Municipal Water District for the Relocation and Construction of Utilities for Holland Road Overpass

Councilmember Sobek inquired about the relocation and the timeline

ACTION

1. Approved and authorized the City Manager to execute Utility Agreement Amendment No.1 with Eastern Municipal Water District for additional utility items for the Holland Road overpass, Capital Improvement Project No. CIP13- 03.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

- 10.10 Land Development Engineering Request for Qualification On-call List

ACTION

1. Approved the Public Works/Engineering Department's land development on-call list for fiscal year 2022/23 through 2025/26 for various professional engineering services.

- 10.11 Final Map and Security Improvement Bonds and Agreements for Tract Map 29835-4, Underwood, by KB Home Coastal, Inc.

ACTION

1. Approved and authorized the City Manager to execute the onsite and offsite subdivision improvement agreements, landscape improvement agreements, and

- security agreement for the placement of monuments, to guarantee the completion of required improvements associated with Tract 29835-4, located east of Antelope Road and south of Rouse Road; and
2. Approved and authorized the filing of the final map for Tract 29835-4.

10.12 McCall Boulevard Resurfacing Notice of Completion and Acceptance

ACTION

1. Accepted the improvements for Capital Improvement Project (CIP) 21-13: McCall Boulevard Resurfacing Project, located on McCall Boulevard from Encanto Drive to Oakhurst Avenue; and
2. Authorized the City Clerk Department to file the Notice of Completion with the Riverside County Recorder's Office.

10.13 Agreement with Peregrine Technologies, Inc. for Multi Platform Integration Software

Councilmember Liesemeyer asked staff for a presentation to highlight the item.

Menifee Police Captain Dave Gutierrez provided a presentation and reported on Peregrine Technologies; integration of multiple data sources; smart city and data driven policing; features and capabilities; current users; and costs.

ACTION

1. Approved and authorized the City Manager, or his designee, to enter into a software licensing agreement in the not-to-exceed amount of \$500,000 with Peregrine Technologies, Inc. for multi-platform integration software subscription; and
2. Approved the purchase under Menifee Municipal Code 3.12.070(A)(7) and (8), as a unique commodity, equipment, service obtained as a sole source purchase from Peregrine Technologies, Inc.; and
3. Adopted Resolution No. 22-1194, appropriating \$100,000 in expenditures to account no. 110-4911-51353.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

10.14 Memorandums of Understanding with the Menifee City Employees Association, General, Mid-Management and Professional Units

ACTION

1. Adopted Resolution No. 22-1195, approving a successor Memorandum of Understanding (MOU) between the City and the Menifee City Employees Association (MCEA), General Unit, for the period of July 1, 2022 through June 30, 2024; and
2. Adopted Resolution No. 22-1196, approving a successor MOU between the City and the MCEA, Mid-Management Unit, for the period of July 1, 2022 through June

- 30, 2024; and
3. Adopted Resolution No. 22-1197, approving a successor MOU between the City and the MCEA, Professional Unit, for the period of July 1, 2022 through June 30, 2024; and
 4. Authorized the City Manager or designee to execute and implement terms of the MOU and resolutions.

11. PUBLIC HEARING ITEMS

11.1 Battery Energy Storage Systems Development Code Amendment

ACTION

1. Continued the public hearing to the September 21, 2022 City Council meeting.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

11.2 Community Development Block Grant Program Substantial Amendment

Community Development Director Cheryl Kitzerow introduced the item and provided a presentation. Ms. Kitzerow reported on the Citizen Participation Plan; substantial amendment; proposed CDBG-CV and CDBG activities; and staff recommendation.

Mayor Zimmerman opened the public hearing at 7:53 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and there were no public comments or correspondence received. Mayor Zimmerman closed the public hearing at 7:54 PM.

ACTION

1. Adopted Resolution No. 22-1198, approving the substantial amendment to fiscal years 2019/2020, 2021/2022, and 2022/2023 Community Development Block Grant Annual Action Plans.

MOVER: Lesa Sobek

SECONDER: Matthew Liesemeyer

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

11.3 Ordinance Introduction for an Amendment to Title 9 of the Menifee Municipal Code, the Development Code

Planning Manager Orlando Hernandez provided a presentation and reported on the background; proposed amendments; environmental determination; and staff

recommendation.

Mayor Zimmerman opened the public hearing at 8:00 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and there was no public comments or correspondence received. Mayor Zimmerman closed the public hearing at 8:01 PM.

Ms. Roseen introduced the ordinance by title.

ACTION

1. Introduced an ordinance approving Code Amendment No. LR22-0140, amending several chapters of the development code (Title 9 of the Menifee Municipal Code) to include minor technical corrections, clarifying language, amendments for General Plan consistency, and changes to parking requirements for industrial and warehouse/distribution facility uses.

MOVER: Bill Zimmerman

SECONDER: Matthew Liesemeyer

AYES: Deines, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ABSENT: Karwin

12. DISCUSSION ITEMS

- 12.1 Memorandum of Understanding with Menifee Union School District for Expanded Learning Opportunity Program Partnership

Community Services Director Jonathan Nicks provided a presentation and reported on the background; state educational objectives; Memorandum of Understanding (MOU) overview; City responsibilities; District responsibilities; community benefits, and strategic visions and department goals. Mr. Nicks introduced Superintendent Jennifer Root and Assistant Superintendent Marc Bommarito who were available for questions.

The City Council inquired about the District's efforts, applicable demographics; relation to the City's strategic visioning goals; recruitment and staffing for the City and the District; accommodation and anticipated participation of students; City's liability; insurance; interest from other school districts and charter schools; and effects to the Boys and Girls Club.

Mayor Pro Tem Deines stated his concerns regarding potential liability, staffing, obligation to move staff from established City programs to District programs, and three-year commitment. Mayor Pro Tem Deines stated he would want to ensure City programs would not suffer and requested staff to include monthly updates to the City Council on the program.

Councilmember Liesemeyer stated his concerns with the commitment to the amount of work in a short period of time and stated he would like to see the District start the program and the City could revisit participation at a later date.

Councilmember Sobek stated her concerns with unintended consequences, recruitment of qualified and trained employees, and current City priorities and work load. Councilmember Sobek stated she would like to see the school district start the program and come back with more information to present and potential City for participation at a later date.

Mayor Zimmerman spoke in favor of the partnership and stated he also shared the same concerns already noted.

Superintendent Dr. Root discussed the benefits and partnership with the City.

Mayor Pro Tem Deines and Councilmember Sobek stated their concerns but they may consider a one-year initial period.

Councilmember Liesemeyer stated he was not in favor at this time and recommended tabling the item.

Mayor Zimmerman inquired about staffing at Community Services and potential effects on other City departments.

Mayor Zimmerman made a motion to approve the item as presented. The motion failed.

ACTION

1. Tabled the item off calendar.

MOVER: Matthew Liesemeyer

SECONDER: Lesa Sobek

AYES: Deines, Liesemeyer, Sobek

NAYS: Zimmerman

RECUSE: None

ABSENT: Karwin

- 12.2 Ordinance Introduction of an Amendment to Title 8 of the Menifee Municipal Code to add Electrical Vehicle Charging Station Permit Procedures

Building Official Craig Carlson provided a presentation and reported on the background; electrical vehicle station permit application timeline; process; current locations; and staff recommendation.

Acting City Clerk Stephanie Roseen introduced the ordinance by title.

ACTION

1. Introduced an ordinance adding Chapter 8.24 to Title 8 of the Menifee Municipal Code, setting forth procedures for expediting permit processes for electric vehicle charging systems.

MOVER: Lesa Sobek
SECONDER: Matthew Liesemeyer

AYES: Deines, Liesemeyer, Sobek, Zimmerman NAYS: None RECUSE: None ABSENT: Karwin
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- 12.3 League of California Cities Annual Conference Voting Delegate and Proposed Bylaw Amendments

ACTION

1. Appointed Councilmember Karwin as the voting delegate to the League of California Cities Annual Conference scheduled for September 7-9, 2022 in Long Beach; and
2. Authorized the City Clerk to complete and return the voting delegate/alternate form to the League of California Cities.

MOVER: Lesa Sobek
SECONDER: Bill Zimmerman

AYES: Deines, Liesemeyer, Sobek, Zimmerman NAYS: None RECUSE: None ABSENT: Karwin
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- 12.4 Establish Parks Council Ad Hoc Committee

City Manager Armando Villa stated staff was requesting the City Council formalize and appoint Councilmember Sobek and Mayor Zimmerman to the Parks Council Ad Hoc Committee.

ACTION

1. Established a Parks Ad Hoc Council Committee to review and provide input regarding opportunities for collaboration between agencies regarding parks and recreational facilities operated by Valley-Wide Recreation and Park District located within Menifee city limits and appointed Councilmember Sobek and Mayor Zimmerman to the Committee.

MOVER: Matthew Liesemeyer
SECONDER: Dean Deines

AYES: Deines, Liesemeyer, Sobek, Zimmerman NAYS: None RECUSE: None ABSENT: Karwin
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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 9:03 PM.

Stephanie Roseen, CMC
Acting City Clerk