

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



**Menifee City Council
Special Meeting Minutes**

**Wednesday, August 31, 2022
9:00 AM Special Meeting**

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

**SPECIAL
MINUTES**

SPECIAL MEETING (9:00 AM)

1. CALL TO ORDER

Mayor Zimmerman called the special meeting to order at 9:01 AM.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Councilmember Karwin led the flag salute.

4. WORKSHOP

4.1 Draft Development Impact Fees Study

City Manager Armando Villa introduced the item. Financial Analyst Jizelle Sandoval and City Consultant Kushboo Ingle with the Matrix Consultant Group provided a presentation and reported on the Development Impact Fee (DIF) study; purpose; background; project timeline; DIF study results; impact fee methodology; growth assumptions; reviewed impact fee services; impact fee funding overview; highlights; fee results; fee comparison; implementation options; and recommended action.

The City Council inquired about difference of residential and previously reported QUIMBY population density; report on animal control facility; grade separation projects; transportation impacts relating to Vehicle Miles Traveled (VMT) rates; difference on multi-family vs. senior living impacts; school contributions due to transportation impacts; commercial/retail DIF increase; entitled project level; stakeholder feedback; impacts of long range projects; timing of implementation and phase-in of fees; automatic construction cost index increases; balance of phased in revenue with loss of development or quality; and balance of fees between retail, commercial and office with residential.

City Manager Armando Villa clarified the entitlement stage and infrastructure timing and needs. Assistant City Attorney Thai Phan emphasized that legally the DIF fees

are not backfilling costs but are assessed for future impacts.

William Sacriste, Director of Planning with Lennar Homes, asked for consideration of deferred implementation and addressed concerns with storm drain impact fees and overlap of conditions of approval requirements with DIF fees. Community Development Director Cheryl Kitzerow shared that reimbursement agreements or credits are available for facilities included in the DIF study.

Councilmember Karwin proposed that if implementation of the DIF fees is delayed across all types of development, perhaps a small percentage of the fees be phased in for commercial, office and retail in the first year, such as 5% and spreading the remaining 95% over the following four years.

Mayor Zimmerman summarized deferral of implementation to July 1 and phase-in of fee increases for commercial, office and retail of 5% first year, 20% second year and 25% in each of the next three years. Following discussion, Council directed staff to return with options.

5. ADJOURN

Mayor Zimmerman adjourned the meeting at 10:36 AM.

Stephanie Roseen, CMC
Acting City Clerk