

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
Regular Meeting Minutes**

**Wednesday, October 19, 2022
6:00 PM Regular Meeting**

**Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Kay Vinson, Clerk**

MINUTES

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:01 PM.

2. ROLL CALL

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

3. WORDS OF INSPIRATION

- 3.1 Charlie Wilson, Paloma Valley Ward 2nd Counselor, Menifee Church of Jesus Christ of Latter Day Saints

4. PLEDGE OF ALLEGIANCE

Tony Reverditto, Menifee Chamber of Commerce member, led the flag salute.

5. PRESENTATIONS

- 5.1 Citizen of the Month – Paige Stowe

The City Council presented Paige Stowe with the Citizen of the Month Certificate.

- 5.2 Business Spotlight – Firehouse Subs

The City Council presented Ilene Moss, Firehouse Subs, with a certificate and provided a promotional video.

- 5.3 Menifee Police Department Quarterly Update

Staff provided a presentation.

- 5.4 Community Services Update

Staff provided a presentation.

6. AGENDA APPROVAL OR MODIFICATIONS

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

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

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

- Jeremiah Wade
- Hyacinth McNevin

Additional correspondence was received and provided to the City Council.

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Karwin reported on the meetings and events he attended.

- Faith in Blue Event
- Sun Meadows Chili Cook-Off
- State of The 3rd Supervisorial District
- Ron'devu Cigar Lounge Ribbon Cutting
- Parks Master Plan Community Forum
- Rotary Club Meeting
- Citizens Academy Graduation
- Paloma Valley High School Wildcats Football Game
- Paloma Valley High School Girls Volleyball Game

Councilmember Sobek reported on meetings and events she attended.

- You Matter Collaboration
- Western Center Academy Toy Drive for Alternatives to Domestic Violence Shelter
- Menifee Citizens Academy Graduation
- Employee Appreciation Event
- Supervisor Chuck Washington State of the 3rd District
- Southwest Riverside County Womens Elected Collaboration

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

- Southwest Communities Financing Authority Animal Shelter
- Heritage High School Aquatic Center dedication

Mayor Zimmerman reported on the following meetings and events he attended.

- You Matter Collaboration
 - Quarterly Employee Appreciation
 - Murrieta/Temecula Group
 - Faith In Blue
 - Electric Vehicle Car Show at Mt. San Jacinto Community College
 - Coffee With a Cop
 - High School Student of The Month
 - Citizens Academy Graduation
 - Riverside County Transportation Commission
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- Care Packages for Military
- Rotary Club Meeting
- Sun Meadows Chili Cook-off
- Ron'devu Cigar Lounge Ribbon Cutting
- Heritage High School Aquatic Center Dedication
- Supervisor District 3 State of The District

9. APPROVAL OF MINUTES

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

- 9.1 August 17, 2022 Minutes
- 9.2 August 24, 2022 Special Minutes
- 9.3 August 31, 2022 Special Minutes

10. CONSENT CALENDAR

The City Council requested to pull item nos. 10.19, 10.16, 10.11, and 10.18. The balance of the consent calendar was approved by the following vote.

MOVER: Matthew Liesemeyer

SECONDER: Dean Deines

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 9/23/2022 and the Payroll Register/Other EFT's dated 9/16/2022 which have a total budgetary impact of \$9,272,908.60.

- 10.3 Monthly Public Safety Reports

ACTION

- 1. Received and filed.

- 10.4 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2017-1, Annexation No. 10, Harvest Glen

ACTION

- 1. Adopted Ordinance No. 2022-357 amending Ordinance No. 17-231 and levying special taxes to be collected during fiscal year 2022-23 to pay the annual costs and expenses of City of Menifee Community Facilities District no. 2017-1 (Maintenance

Services)(Annexation No. 10).

- 10.5 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2017-1, Annexation No. 13, Estrella

ACTION

1. Adopted Ordinance No. 2022-358 amending Ordinance No. 17-231 and levying special taxes to be collected during fiscal year 2022-23 to pay the annual costs and expenses of City of Menifee Community Facilities District no. 2017-1 (Maintenance Services)(Annexation No. 13).

- 10.6 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2017-1, Annexation No. 14, Adler Ranch

ACTION

1. Adopted Ordinance No. 2022-359 amending Ordinance No. 17-231 and levying special taxes to be collected during fiscal year 2022-23 to pay the annual costs and expenses of City of Menifee Community Facilities District no. 2017-1 (Maintenance Services)(Annexation No. 14).

- 10.7 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2017-1, Annexation No. 15, The Boulders

ACTION

1. Adopted Ordinance No. 2022-360 amending Ordinance No. 17-231 and levying special taxes to be collected during fiscal year 2022-23 to pay the annual costs and expenses of City of Menifee Community Facilities District no. 2017-1 (Maintenance Services)(Annexation No. 15).

- 10.8 Second Reading and Adoption of an Ordinance to Levy Special Taxes, Community Facilities District No. 2017-1, Annexation No. 16, Del Oro North Apartments

ACTION

1. Adopted Ordinance No. 2022-361 amending Ordinance No. 17-231 and levying special taxes to be collected during fiscal year 2022-23 to pay the annual costs and expenses of City of Menifee Community Facilities District no. 2017-1 (Maintenance Services)(Annexation No. 16).

- 10.9 Bid Award and Agreement with Act 1 Construction, Inc. for Construction Services for the New Quail Valley Fire Station No. 5 Project

ACTION

1. Awarded bid and authorized the City Manager to execute an owner-contractor agreement with Act 1 Construction, Inc., to perform construction services for the New Quail Valley Fire Station No. 5 project, Capital Improvement Project No. (CIP) 21-04, in the amount of \$8,626,796.57; and
2. Adopted the following Resolutions, carrying forward CIP 21-04 New Fire Station No. 5 budget from fiscal year 2021/2022 into the fiscal year 2022/2023 budget in the amount of \$5,655,861.56 and appropriating \$2,184,774 from Quality-of-Life Measure fund balance and \$1,000,000 from American Rescue Plan (ARP) funds into the project funds.

- Resolution No. 22-1230 Amending the Fiscal Year 2022/23 Operating Budget – Fund 105;
- Resolution No. 22-1231 Amending the Fiscal Year 2022/23 Operating Budget – Fund 301;
- Resolution No. 22-1232 Amending the Fiscal Year 2022/23 Operating Budget – Fund 508; and
- Resolution No. 22-1233 Amending the Fiscal Year 2022/23 Operating Budget – Fund 521.

10.10 Fire Station No. 5 Water and Sewer Service Connections

ACTION

1. Authorized the City Manager to issue payment in the amount of \$82,180.08 to Eastern Municipal Water District for connection fees and inspection deposits for establishing water and sewer utility connections for the New Quail Valley Fire Station No. 5 Capital Improvement Project (CIP) No. 21-04.

10.11 Bid Award and Agreement with Riverside Construction Company, Inc., for Construction Services for the Holland Road/I-215 Overcrossing

This item was pulled for further discussion.

ACTION

1. Awarded bid and authorized the City Manager to execute an owner-contractor agreement with Riverside Construction Company, Inc. to perform construction services for the Holland Road/ I-215 Overcrossing, Capital Improvement Project No. CIP 13-03, in the amount of \$25,848,403.85; and
2. Authorized the City Manager to execute Amendment No. 2 to the Transportation Uniform Mitigation Fee Program Agreement for the Holland Road/I-215 Overpass No. 18-CN-MEN-1181; and
3. Adopted the following resolutions carrying forward CIP 13-03 Holland Road Overpass project budget from fiscal year 2021/2022 into the fiscal year 2022/2023 budget in the amount of \$24,752,158.78 and appropriating \$2,000,000 into the TUMF fund (Fund 310).
 - Resolution No. 22-1234 Amending the Fiscal Year 2022/23 Operating Budget – Fund 100; and
 - Resolution No. 22-1235 Amending the Fiscal Year 2022/23 Operating Budget – Fund 105; and
 - Resolution No. 22-1236 Amending the Fiscal Year 2022/23 Operating Budget – Fund 310; and
 - Resolution No. 22-1237 Amending the Fiscal Year 2022/23 Operating Budget – Fund 320; and
 - Resolution No. 22-1238 Amending the Fiscal Year 2022/23 Operating Budget – Fund 415; and
 - Resolution No. 22-1239 Amending the Fiscal Year 2022/23 Operating Budget – Fund 509; and
 - Resolution No. 22-1240 Amending the Fiscal Year 2022/23 Operating Budget – Fund 526; and
 - Resolution No. 22-1241 Amending the Fiscal Year 2022/23 Operating Budget

- Fund 510; and
- Resolution No. 22-1242 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 527.

MOVER: Lesa Sobek

SECONDER: Bill Zimmerman

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

- 10.12 Bid Award and Agreement with Ferreira Coastal Construction Company for Construction Services for the Holland Road Water, Sewer and Recycled Water Utility Project

ACTION

1. Awarded bid and authorized the City Manager to execute an owner-contractor agreement with Ferreira Coastal Construction Company to perform construction services for the Holland Road Water, Sewer, and Recycled Water Utility Capital Improvement Project No. CIP 13-03, in the amount of \$719,174; and
2. Adopted the following resolutions carrying forward CIP 13-03 Holland Road Overpass (Holland Road Water, Sewer Utilities Project) budget from fiscal year 2021/2022 into the fiscal year 2022/2023 budget and in the amount of \$815,000, including authorizing transfer of \$500,000 in revenue and expenditures from the Grant Fund (Fund 301) to the Capital Projects Fund (320).
 - Resolution No. 22-1243 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 301; and
 - Resolution No. 22-1244 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 320.

- 10.13 Bid Award and Agreement with CT&T Concrete Paving, Inc., for Construction Services for Sun City Community Pedestrian Project & Lazy Creek Community Pedestrian Project

ACTION

1. Awarded bid and authorized the City Manager to execute an owner-contractor agreement with CT&T Concrete Paving, Inc., to perform construction services for Sun City Community Pedestrian Project and Lazy Creek Community Pedestrian Project, Capital Improvement Project No. CIP 22-20 and CIP 22-21, in the not-to-exceed amount of \$678,192.10; and
2. Approve the following budget adjustment resolutions (BARs) carrying forward CIP 22-20 Sun City Community Pedestrian Project and CIP 22-21 Lazy Creek Community Pedestrian Project budgets from fiscal year 2021/2022 into the fiscal year 2022/2023 budget in the amount of \$520,636, and appropriating various fund savings from fiscal year 2021/2022 into the project as recommended.
 - Resolution No. 22-1245 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 105; and
 - Resolution No. 22-1246 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 100; and
 - Resolution No. 22-1247 Amending the Fiscal Year 2022/23 Operating Budget
 - Fund 301.

- 10.14 Agreement Amendments to Extend Terms for Existing Capital Improvement Program Division Agreements

ACTION

1. Approved and authorized the City Manager to execute agreement amendments with CivilPros, TR Design Group, Inc., Kimley-Horn and Associates, Inc., Anser Advisory Management, LLC, and Geocon West, Inc., extending the terms of service; and
2. Authorized the City Manager to execute Change Order No. 1 to LC Paving and Sealing, Inc., for Murrieta Road/Sun City Boulevard Traffic Signal Project, extending the terms of service.

- 10.15 Agreement Amendment with Pacific Office Interiors to Extend the Term of Service for Lazy Creek Recreation Furniture Delivery

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 to the contractor agreement with Pacific Office Interiors to extend the term of services through October 31, 2022.

- 10.16 Termination of Agreement with Roadway Engineering and Construction Corporation for Construction Services for the Normandy Road Pedestrian Improvement Project

This item was pulled for further discussion.

ACTION

1. Approved and authorized the City Manager to terminate an owner contractor agreement with Roadway Engineering & Construction Corporation for the Normandy Road Pedestrian Improvement Project, Capital Improvement Project No. 22-08.

MOVER: Bob Karwin

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

- 10.17 Agreement Amendment with Kimley-Horn for Environmental Studies for Normandy Road Pedestrian Improvement Project Environmental Studies

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 1 to professional services agreement with Kimley-Horn to provide Phase II environmental studies for the Normandy Road Pedestrian Improvement Project, CIP 22-08, increasing the agreement by \$32,600 for a total agreement not-to-exceed amount of \$ 56,300.

10.18 Fiscal Year 2022/2023 Update to the Menifee Valley Chamber of Commerce Memorandum of Understanding

This item was pulled for further discussion.

The City Council provided consensus and requested quarterly progress reports and a business plan for the Chamber of Commerce independence.

ACTION

1. Approved Resolution No. 22-1248 as amended, updating the list of activities, information, training programs, events, promotional products, removing automatic renewal of the Memorandum of Understanding (MOU), requiring quarterly status reports to Council, and providing a business plan for independence, all in connection with the Menifee Valley Chamber of Commerce for fiscal year 2022/2023. The motion further approved amending the MOU as provided and authorizing the City Manager to execute it.

MOVER: Lesa Sobek

SECONDER: Bob Karwin

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

10.19 Menifee M.E.N.U. (Mom and pop, Entertainment, New, and Unique) Restaurant Start-Up Grant

This item was pulled for further discussion.

The City Council requested to be notified upon award of grant.

ACTION

1. Reviewed and provided feedback to the proposed Menifee M.E.N.U. (Mom and pop, Entertainment, New, and Unique) Restaurant Start-Up Grant; and
2. Adopted budget adjustment Resolution No. 22-1249 carrying forward program budget from fiscal year 2021/2022 into the fiscal year 2022/2023 budget and in the amount of \$500,000.

MOVER: Matthew Liesemeyer

SECONDER: Bob Karwin

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

10.20 Agreement with Inland Empire Film Services, Inc. for Assistance on Attracting and Permitting Filming in the City

ACTION

1. Approved and authorized the City Manager to execute a three-year Memorandum of Understanding (MOU) with Inland Empire Film Services, Inc. for the preparation of film permit packages for the City.

11. PUBLIC HEARING ITEMS

11.1 Menifee Commerce Center Industrial Development

Staff provided a presentation.

Each Councilmember reported meeting individually with the developer.

Mayor Zimmerman opened the public hearing at 8:24 PM. The City Clerk stated the public hearing was legally noticed and correspondence had been received and provided to the City Council.

Speaking in support of the project were:

- Ralph Velador
- Efrain Lopez
- John Light
- Loui Lopez
- John Sicily
- Albertt Duarte
- Pastor Zack

Applicant Jon Kelly, CORE 5, covered extensive neighborhood outreach and economic benefits.

Mayor Zimmerman closed the public hearing at 8:45 PM

ACTION:

1. Adopted Resolution No. 22-1250 certifying the Environmental Impact Report, adopt the Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and
2. Adopted Resolution No. 22-1251 approving General Plan Amendment No. PLN21-0100.

MOVER: Matthew Liesemeyer

SECONDER: Dean Deines

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

The City Clerk introduced the two ordinances.

ACTION:

3. Introduced an ordinance approving Change of Zone No. PLN21-0101; and
4. Introduced an ordinance approving Specific Plan Amendment No. 2019-006.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

ACTION:

5. Adopted Resolution No. 22-1252 approving Tentative Parcel Map No. 38156 (PLN21-0205) subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and
6. Adopted Resolution No. 22-1253 approving Plot Plan No. 2019-005 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

MOVER: Matthew Liesemeyer

SECONDER: Dean Deines

AYES: Deines, Karwin, Liesemeyer, Sobek, Zimmerman

NAYS: None

RECUSE: None

City Council recessed at 9:06 PM and reconvened at 9:13 PM.

12. DISCUSSION ITEMS

- 12.1 Local Agency Formation Commission's Municipal Services Review Update and Consideration of Menifee's Sphere of Influence

Staff provided a presentation.

The following speakers addressed the City Council:

- Gregg Cowdery
- Andy Domenigoni
- Cindy Domenigoni

It was noted correspondence was received and provided to the City Council.

ACTION

1. Reviewed and discussed Local Agency Formation Commission's Municipal Services Review; and
2. Discussed considerations for Menifee's Sphere of Influence as it relates to the City's Strategic Plan regarding pursuing a Sphere of Influence amendment.

By consensus, the City Council agreed with formation of an ad-hoc Committee composed of Mayor Zimmerman and Councilmember Deines from the City of Menifee and inclusion of Chuck Washington, District 3 County Supervisor, and representatives from Winchester MAC and Associations.

- 12.2 Christmas Tree Lighting Event Enhancements

Staff provided a presentation. Councilmembers discussed preferences.

ACTION

1. Reviewed and discussed the budget and Options A, B, and C for the event components planned for the 2022 Christmas Tree Lighting and Holiday Bazaar event; and

By consensus, the City Council adopted Option A to proceed as presented within the current budget of \$95,000.

12.3 Pedestrian/Bike Path Connectivity Update

Staff provided a presentation.

ACTION

1. Received the presentation and program updates from staff.

12.4 City Facilities Development Update

Staff provided a presentation.

ACTION

1. Received the presentation and city facilities development update report.

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

Councilmember Karwin requested a report on extending the Waste Management senior assistance program, seconded by Sobek.

Councilmember Liesemeyer requested a report on a Menifee Police youth driving program, seconded by Deines.

Mayor Pro Tem Deines requested a report on formation of a Veterans Advisory Committee, seconded by Liesemeyer.

16. ADJOURN

Mayor Zimmerman adjourned the meeting at 10:38 PM.

Kay Vinson,
Acting City Clerk
