

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



**Menifee City Council  
Regular Meeting Minutes**

**Wednesday, November 02, 2022  
5:00 PM Closed Session  
6:00 PM Regular Meeting**

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

**MINUTES**

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

---

**CLOSED SESSION (5:00 PM)**

Mayor Zimmerman called the meeting to order at 5:01 PM. Present were Councilmembers Karwin, Liesemeyer, Mayor Pro Tem Deines, and Mayor Zimmerman. Absent was Councilmember Sobek. There were no public comments. The City Council recessed to closed session for the purpose below.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8):  
Property Description: APN 337-150-006  
City Negotiator(s): Armando Villa, City Manager; Rochelle Clayton, Assistant City Manager; Rebekah Kramer, Assistant to the City Manager  
Negotiating Parties: Golf & Art, a California Limited Liability Corporation  
Under Negotiation: Price and terms of payment

**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, Bill Zimmerman  
**Absent:** Lesa Sobek

**3. WORDS OF INSPIRATION**

3.1 Reverend Edward Paul Gervais – New Thought Church

**4. PLEDGE OF ALLEGIANCE**

Chuck Buckmier led the flag salute.

## **5. PRESENTATIONS**

### **5.1 Meniffee Communications Division Overview**

Public Information & Legislative Affairs Officer Philip Southard provided a presentation.

## **6. AGENDA APPROVAL OR MODIFICATIONS**

City Manager Armando Villa recommended continuing item 11.1, the 2022 Development Impact Fee Nexus Study and Fee Update, to November 16, 2022, based on a request from the Building Industry Association.

The agenda was approved (4-1, Sobek absent) as modified.

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

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

- Gloria Sanchez
- John Vigliotti
- Ryan Baddgor
- Linda Blanche

## **8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Karwin reported on the meetings and events he attended.

- Youth Leaders of Meniffee
- Rotary meeting with State Senator Rosilicie Ochoa Bogh
- Education Summit with all Meniffee School Districts
- Chamber of Commerce Wake Up Meniffee at the Police Department; food provided by Black Bear Diner
- Announcer at Paloma Valley High School Wildcats Football Game and Senior Night

Councilmember Liesemeyer reported on the event he attended.

- State of the City

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

- Riverside Transit Agency
- State of City
- Meeting with Congressman Calvert and Congressman Westerman (Arkansas), cities, special districts, and County Flood Control regarding challenges with federal wildlife & resource agencies

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

- State of the City
- Lake Elsinore State of the City
- Judge at arts projects competition at Quail Valley Elementary School
- City Fall Festival

- Western Riverside Projects & Programs Committee, subcommittee of Riverside County Transportation Commission
- Michelle's Place fundraiser
- Workshop on Homeless hosted by Third District Supervisor Chuck Washington
- Rotary Club meeting with State Senator Rosilicie Ochoa Bogh
- Chamber mixer at Anderson Chevrolet, Lake Elsinore
- Honorary Captain at Santa Rosa Academy football game and senior night
- Dia de los Muertos at Central Park
- Trunk or Treat fundraiser for Boys & Girls Club at Archibald's
- Chamber of Commerce 'Wake Up Meniffee' at Police Department

Announced: Public Safety Fair, Gale Webb Kids-R-#1 pump track ribbon cutting, VFW Veterans Ball, Impact Church City Service event, Lions Club chili cook-off/fundraiser

## 9. APPROVAL OF MINUTES

### 9.1 September 21, 2022 Minutes

The minutes were approved (3-1-1, Deines abstained, Sobek absent) with no modifications.

## 10. CONSENT CALENDAR

Item 10.4 was pulled from the Consent Calendar for further discussion.

The balance of the Consent Calendar was approved by the following vote:

**MOVER:** Matthew Liesemeyer

**SECONDER:** Dean Deines

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

**NAYS:** None

**RECUSE:** None

**ABSENT:** Sobek

### 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 10/07/2022 and the Payroll Register/Other EFTs dated 9/30/2022 and 10/03/2022 which have a total budgetary impact of \$3,792,462.59.

### 10.3 Second Reading and Adoption of Ordinances for Meniffee Commerce Center

#### **ACTION**

1. Adopted Ordinance No. 2022-354 an ordinance approving Change of Zone No. PLN21-0101; and

2. Adopted Ordinance No. 2022-355 approving Specific Plan Amendment No. 2019-006.

10.4 Transition from Summary Minutes to Action Minutes for City Council and Commission Meetings

This item was pulled from the Consent Calendar for discussion.

**ACTION**

1. Authorized the transition from summary minutes to action-based minutes for City Council, Planning Commission, and Parks, Recreation, and Trails Commission meetings in accordance with the law.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Bob Karwin

**AYES:** Deines, Karwin, Liesemeyer

**NAYS:** Zimmerman

**RECUSE:** None

**ABSENT:** Sobek

10.5 Community Development Request for Qualification On-call List

**ACTION**

1. Approved the Community Development Department's On-call list for Fiscal Years 2022/2023 and 2023/2024 for various professional planning services.

10.6 Bulletproof Vest Partnership Grant

**ACTION**

1. Accepted the grant funds from the Bureau of Justice Assistance Bulletproof Vest Partnership; and
2. Adopted Resolution No. 22-1254 approving an increase in revenue account 301-3863 (US DOJ Bulletproof Vest Partnership Grant) and appropriation of expenditures to account 301-4911-52834 (US DOJ Bulletproof Vest Partnership Grant) in the amount of \$5,119.34 for Fiscal Year 2022/2023; and
3. Authorized the City Manager, or his designee, to execute all necessary documents to implement the Bulletproof Vest purchases.

10.7 Menifee Police Department Substation Lease Amendment

**ACTION**

1. Approved the amendment to the Menifee Police Department Substation Lease Agreement between Verduzco Family Investment Group, LLC, and the City of Menifee for a total of 60-months (five years); and
2. Authorized the City Manager to execute all required leases and documents for the Police Substation Lease Agreement renewal.

- 10.8 Notice of Completion and Acceptance for Peacock Place Resurfacing, Capital Improvement Project No. 21-17

**ACTION**

1. Accepted the improvements for Capital Improvement Project (CIP) No. 21-17, Peacock Place Resurfacing Project, located west of the I-215 freeway and north of McCall Boulevard; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.9 Agreement with Riverside County Flood Control and Water Conservation District and RCFC Investments, LLC, for the Bella View Way Storm Drain, Stage 1, and Haleys Flight Drive Storm Drain, Stage 1.

**ACTION**

1. Approved and authorized the City Manager to execute a Cooperative Agreement with Riverside County Flood Control and Water Conservation District, and RCFC Investments, LLC, for the construction, ownership, operation, and maintenance of the Bella View Way Storm Drain, Stage 1, and Haleys Flight Drive Storm Drain, Stage 1 located west of Valley Boulevard and north of Enchanted Star Lane.

- 10.10 Agreement with LexisNexis Coplogic Solutions, Inc. for Electronic Reporting Services

**ACTION**

1. Approved and authorized the City Manager to execute five one-year extensions to the software service agreement with LexisNexis Coplogic Solutions, Inc. for electronic reporting services for Fiscal Year 2022/2023 through 2026/2027 in an amount not-to-exceed \$17,280 per fiscal year at the City's discretion.

- 10.11 Agreement Amendment with Spicer Consulting Group, for Special District Annexation and Formation Services for Fiscal Year 2022/2023

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 1 to an On-call Professional Services Agreement with Spicer Consulting Group to provide special district annexation services for Fiscal Year 2022/2023, increasing the agreement by \$75,100 for a total agreement not-to-exceed amount of \$100,000.

- 10.12 Agreement Amendment to the Amended and Restated Western Riverside Council of Governments Professional Services Agreement

**ACTION**

1. Approved and authorized the City Manager to execute Amendment No. 2 to extend the Professional Services Agreement with the Western Riverside Council of Governments and Yunex, LLC for streetlight maintenance services through December 31, 2023.

- 10.13 Acceptance of Public Improvements and Release of Security for Tract Map 28789, Primrose, by Pinehurst, LLC

**ACTION**

1. Accepted the public improvements for streets, drainage, and survey monuments for Tract Map 28789, Primrose by Pinehurst, LLC, located east of Evans Road and north of La Piedra Road; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

- 10.14 Acceptance of Public Improvements and Release of Security for Tracts 30142 and 30142-2, Hidden Hills, by KB Home Coastal

**ACTION**

1. Accepted the public improvements for streets, drainage, water and sewer tract map 30142, and streets, drainage, water, recycled water and sewer for tract map 30142-2, Hidden Hills by KB Home Coastal, located east of Murrieta Road and south of Craig Avenue; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

- 10.15 Acceptance of Public Improvements and Release of Security for Tract Map 32025, Canyon Cove at Audie Murphy Ranch, by Sutter Mitland 01, LLC

**ACTION**

1. Accepted the public improvements for streets/drainage, water, and sewer systems for tract map 32025, Canyon Cove at Audie Murphy Ranch, located south of Newport Road at Long Valley Lane; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

**11. PUBLIC HEARING ITEMS**

- 11.1 2022 Development Impact Fee Nexus Study and Fee Update

**ACTION**

1. Continued the public hearing to November 16, 2022 at 6:00 PM or as soon as possible thereafter based on a request from the Building Industry Association.

**MOVER:** Dean Deines

**SECONDER:** Matthew Liesemeyer

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

**NAYS:** None

**RECUSE:** None

**ABSENT:** Sobek

11.2 Introduction and First Reading of an Ordinance Relocating Title 8, Chapters 8.02, 8.03, 8.26, and 8.27 and Incorporating the 2022 Building and Fire Codes in the Menifee Municipal Code

Building Official Craig Carlson provided a presentation.

Mayor Zimmerman opened the public hearing at 7:06 PM. The Acting City Clerk stated the public hearing was legally noticed, no correspondence was received, and there were no public comments. Mayor Zimmerman closed the public hearing at 7:07 p.m. The Acting City Clerk introduced the ordinance by title.

**ACTION:**

1. Introduced an Ordinance No. 2022
  - a. Repealing in its entirety Chapters 8.02, 8.03, 8.26, and 8.27 of the Menifee Municipal Code; and
  - b. Creating Title 17: Impact Fees and incorporate Chapters 8.02, 8.03, and 8.27 respectively; and
  - c. Creating Title 7, Article 6, Chapter 7.90: Grading Regulations and incorporate Chapter 8.26 respectively; and
  - d. Adopting by reference the 2022 Editions of the California Building Code as Chapter 8.04, California Residential Code as Chapter 8.05, California Green Building Code as Chapter 8.06, California Electrical Code as Chapter 8.08, California Mechanical Code as Chapter 8.12, California Plumbing Code as 8.16, California Fire Code as Chapter 8.20, and Model Codes with Appendices and Amendments related thereto, all of which comprise the Buildings and Construction Code of the City of Menifee with an implementation date of January 1, 2023.

**MOVER:** Matthew Liesemeyer

**SECONDER:** Bob Karwin

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

**NAYS:** None

**RECUSE:** None

**ABSENT:** Sobek

**12. DISCUSSION ITEMS**

12.1 Comprehensive Citywide Signage & Wayfinding Program Design Refinement

Economic Development Analyst Kayla Charters and Consultant RSM Design provided a presentation. There were no public comments. Councilmembers discussed ensuring the “M” structure is not play equipment, reducing the number of elements, and identifying long established neighborhoods on planter box. The City Manager indicated the final design package will come back before the City Council.

**ACTION**

1. Discussed and provided additional input on the Comprehensive Citywide Signage &

Wayfinding Program Design Refinement.

12.2 2023 City Council Meeting Calendar

City Manager Armando Villa provided information for Council discussion. There were no public comments.

**ACTION**

1. By consensus (4-0, Sobek absent), City Council reviewed and approved the 2023 City Council meeting calendar as amended to cancel meetings in 2023 on January 4, July 5, September 20, and December 20, and confirmed meeting dates.

**13. CITY ATTORNEY REPORTS**

City Attorney Jeff Melching stated there was no reportable action from closed session.

**14. CITY MANAGER REPORTS**

None

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

None

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 7:35 PM.

---

Kay Vinson, MMC  
Acting City Clerk