

City Council Chambers
29844 Haun Road
Menifee, CA 92586



**Menifee City Council
Regular Meeting Minutes**

**Wednesday, March 01, 2023
6:00 PM Regular Meeting**

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

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

MINUTES

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

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

2. ROLL CALL

Present: Dean Deines, Ricky Estrada, Bob Karwin, Lesa Sobek, Bill Zimmerman
Absent: None

3. WORDS OF INSPIRATION

3.1 Women's Relief Society President Heather Gray - La Piedra Ward of the Menifee Church of Jesus Christ of Latter-day Saints

4. PLEDGE OF ALLEGIANCE

Cathy Growcock led the flag salute.

5. PRESENTATIONS - NONE

6. AGENDA APPROVAL OR MODIFICATIONS

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

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Jose Marin addressed the City Council on a non-agenda item.

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Deines reported out on meetings and events he attended:

- Brokers Appreciation luncheon awards
- Coldwell Banker grand opening
- Police Department promotional ceremony
- Menifee/Winchester Ad Hoc Committee meeting with County staff
- Transportation NOW, regional committee for Riverside Transit Agency

- Riverside Transit Agency Board meeting
- Motte Museum
- Bel Air Mobile Home Estates

Councilmember Estrada reported out on the meetings and events he attended:

- Police Department promotional ceremony
- Police Officers Association
- Wilderness Lakes RV ribbon cutting

Councilmember Sobek reported out on the meetings and events she attended:

- Thousand Trails, Wilderness Lakes Resort ribbon cutting
- Southwest Women Elected Leaders
- Soul Food Fest 2023 at the View Church in celebration of Black History Month
- You Matter Workshops, next one on March 16, 2023
- Menifee AB 1234 Ethics Training
- Valley-Wide Ad Hoc Committee meeting
- Meetings with residents

Mayor Pro Tem Karwin reported out on the meetings and events he attended:

- Brokers Appreciation luncheon awards
- Wilderness Lakes RV ribbon cutting
- Chamber of Commerce Mixer at Pacifica Senior Living
- Pacifica Senior Living chili cook-off
- Western Riverside Council of Governments new member information session
- Menifee AB 1234 Ethics Training
- Congressman Ken Calvert and his staff
- Substituted for Mayor at City Selection Committee, noting LAFCO alternate Norco Mayor Pro Tem Ted Hoffman passed away and Greg Newton was appointed to the vacancy

Mayor Zimmerman reported out on the meetings and events he attended:

- Neighbors' monthly business mixer in Wildomar
- Brokers luncheon
- Sphere of Influence Committee with Supervisor Washington and Winchester community representatives
- Chamber of Commerce Mixer celebrating Coldwell Banker's new office
- Police Department promotion ceremony
- Guest panelist at Building Industry Association forum
- Chamber of Commerce Mixer at Pacifica Senior Living
- Regional Homeless Workshop at French Valley Library
- Congressman Ken Calvert and staff
- Art Affair hosted by Community Services at Kay Cenicerros Senior Center celebrating Black History Month
- Presented proclamation at Motte Museum's 10th Anniversary event
- Western Riverside County Programs and Projects Committee, subsidiary of Riverside County Transportation Commission
- Partners in Education mixer hosted by Menifee Union School District

9. APPROVAL OF MINUTES

9.1 February 1, 2023 Minutes

The minutes were approved unanimously (5-0) with modification to reflect Michael Cano, Quality of Life (Measure DD) Oversight Committee Member, led the flag salute.

10. CONSENT CALENDAR

Councilmember Sobek requested to pull item no. 10.7. The balance of the Consent Calendar was approved by the following vote:

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Deines, Estrada, Karwin, 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 Lists dated 01/26/2023 and 02/02/2023 and the Payroll Register/Other EFTs dated 01/25/2023, 01/31/2023, 02/02/2023, and 02/03/2023, and the Void Check Listing PE 01/31/2023 which have a total budgetary impact of \$2,363,108.57.

10.3 Second Reading and Adoption of the Mobile Home Park Rent Stabilization Ordinance

ACTION

1. Adopted Ordinance No. 2023-366 amending the Menifee Municipal Code to include Chapter 5.80 "Mobile Home Park Rent Stabilization."

10.4 Agreement with Integrated Pest Control Management

ACTION

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Integrated Pest Control Management, Inc. for facility pest control services in the amount of \$6,528 for the remainder of Fiscal Year 2022/2023; and
2. Authorized four automatic one-year renewals to the Professional Services Agreement, at a cost of \$17,584 per year, at the City's discretion, and contingent on availability of the corresponding budget.

- 10.5 Arroyo Background Investigations Contract Amendment for Police Department Recruitments

ACTION

1. Approved Amendment No. 1 to Professional Services Agreement with Arroyo Background Investigations for professional background investigation services for Police Department recruitments, increasing the contract in the not-to-exceed amount of \$13,500, for a revised contract total of \$38,400.

- 10.6 Reimbursement Agreement with Western Riverside Council of Governments (WRCOG) for the Menifee Road Widening Project

ACTION

1. Amended the Fiscal Year (FY) 2022-2027 Five Year Capital Improvement Program to update FY 2022/2023 funding for the Menifee Road Widening (Garbani Road to Scott Road), CIP No. 23-12; and
2. Approved the Transportation Uniform Mitigation Fee (TUMF) Program Reimbursement Agreement with WRCOG for the Menifee Road Widening project in an amount not-to-exceed \$2,169,000; and
3. Adopted Budget Amendment Resolution No. 23-1287 appropriating \$2,169,000 to Fund 310 in expenditures and corresponding revenues; and
4. Authorized the City Manager, or their designee, to execute the Reimbursement Agreement with the WRCOG.

- 10.7 Agreement with CivilPros for Design Services for the Bell Mountain Middle School Pedestrian Project

This item was pulled for discussion. Public Works Director Nick Fidler provided the presentation.

ACTION

1. Approved and authorized the City Manager to execute a Professional Services Agreement with CivilPros in an amount not-to-exceed \$68,941.13 to conduct design, project management and supporting services for the Bell Mountain Middle School Pedestrian Project, Capital Improvement Project No. 22-25.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Deines, Estrada, Karwin, Sobek and Zimmerman

NAYS: None

RECUSE: None

- 10.8 Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 36803, Menifee 80, by FPG Sun Menifee, LLC

ACTION

1. Approved and authorized the filing of final map 36803, Menifee 80, by FPG Sun Menifee, LLC, located at the southeast corner of Holland Road and Evans Road; and
2. Approved and authorized the City Manager to execute the Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 36803.

- 10.9 Acceptance of Public Improvements and Release of Security for Tract Map 31822-2, Audie Murphy Ranch, by Sutter Mitland 01, LLC

ACTION

1. Accepted the public improvements for streets, drainage, water, recycled water, sewer and survey monuments for Tract Map 31822-2, Audie Murphy Ranch, located on the northeast side of Audie Murphy Road North and southeast of Whispering Way; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

- 10.10 Acceptance of Public Improvements and Release of Security for Tract Map 36485-3, Audie Murphy Ranch, by Sutter Mitland 01, LLC

ACTION

1. Accepted the public improvements for streets, drainage, water, and sewer systems, as well as subdivision monuments for Tract Map 36485-3, Audie Murphy Ranch, located on the west side of Rancho Del Oro Drive and north of Audie Murphy Road South; and
2. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

- 10.11 Acceptance of Public Landscape Improvements for Goetz Road Phase 2, Audie Murphy Ranch, by Sutter Mitland 01, LLC

ACTION

1. Accepted the public landscape improvements for Goetz Road Phase 2, Audie Murphy Ranch, located along Goetz Road between Montgomery Way and the northern boundary of Audie Murphy Ranch.

- 10.12 Acceptance of Remington Park, Tract Map 31098, McCall Mesa, by Lennar Homes of California, LLC

ACTION

1. Authorized the City Engineer to accept the public improvements at Remington Park; and
2. Adopted Resolution No. 23-1288 approving the grant deed and certificate of acceptance for Remington Park; and
3. Authorized the City Engineer to release the posted securities per the City's Standard Policies.

11. PUBLIC HEARING ITEMS

- 11.1 Ordinance Introduction and Annexation No. 17, On Deck, into CFD 2017-1 (Maintenance Services)

Mayor Zimmerman opened the public hearing at 6:35 PM. Acting City Clerk Kay Vinson stated the public hearing was legally noticed; there was no correspondence received and there were no public comments. There were no protests received and no registered voters in Annexation No. 17. The owners consented to the special election, and it was proper to hold the election. Mayor Zimmerman closed the public hearing at 6:36 PM.

ACTION

1. Adopted Resolution No. 23-1289 calling an election to annex territory, including PM 37145, located east of I-215 on the northwest corner of Highway 74 and Trumble Road, into City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD"), and to levy a special tax on that land.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

2. Held a special landowner election and canvassed the election.

Acting City Clerk Vinson stated she had received the official ballots and election materials from the landowners who can cast votes on behalf of the voters of all the property included in the territories proposed, and all five "Yes" votes were cast.

3. Adopted Resolution No. 23-1290 declaring results of special landowner election.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

Acting City Clerk Vinson introduced the ordinance by title for Annexation No. 17.

4. Introduced an ordinance, amending Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

- 11.2 Ordinance Introduction and Annexation No. 19, Popeyes, into CFD 2017-1 (Maintenance Services)

Mayor Zimmerman opened the public hearing at 6:40 PM. Acting City Clerk Kay Vinson stated the public hearing was legally noticed; there was no correspondence received and no public comments. There were no protests received and no registered voters in Annexation No. 19. The owners consented to the special election, and it was proper to hold the election. Mayor Zimmerman closed the public hearing at 6:41 PM.

ACTION

1. Adopted Resolution No. 23-1291 calling an election to annex territory, including PLN 22-0199, located south of Newport Road and west of Winter Hawk Road, into City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD"), and to levy a special tax in that land.

MOVER: Dean Deines

SECONDER: Lesa Sobek

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

2. Held a special landowner election and canvassed the election.

Acting City Clerk Vinson stated she had received the official ballot and election materials from the landowners who can cast votes on behalf of the voters of all the property included in the territories proposed and the vote was a "Yes" vote.

3. Adopted Resolution No. 23-1292 declaring results of special landowner election.

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

Acting City Clerk Vinson introduced the ordinance by title for Annexation No. 19.

4. Introduced an ordinance, amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.

MOVER: Dean Deines

SECONDER: Bob Karwin

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

12. DISCUSSION ITEMS

12.1 2022 City of Menifee Local Hazard Mitigation Plan

Emergency Management Analyst Vanessa Barrera provided the presentation and Deputy Human Resources Director Robert Cardenas responded to questions.

ACTION

1. Adopted Resolution No. 23-1293 adopting the 2022 City of Menifee Local Hazard Mitigation Plan as revised.

MOVER: Lesa Sobek
SECONDER: Bill Zimmerman

<p>AYES: Deines, Estrada, Karwin, Sobek, Zimmerman NAYS: None RECUSE: None</p>

- 12.2 Strategic Plan Update (2018-2023)
Assistant to the City Manager Rebekah Kramer provided a presentation.

ACTION

1. Received and filed an update on the implementation of the 2018-2023 Strategic Plan.

- 12.3 Adoption of the 2023-2028 Strategic Plan
Assistant to City Manager Rebekah Kramer provided the presentation.

ACTION

1. Reviewed, discussed, and adopted the City of Menifee's 2023-2028 Strategic Plan.

MOVER: Bill Zimmerman
SECONDER: Lesa Sobek

<p>AYES: Deines, Karwin, Sobek, Zimmerman, Estrada NAYS: None RECUSE: None</p>

13. CITY ATTORNEY REPORTS

None.

14. CITY MANAGER REPORTS

None.

15. FUTURE AGENDA REQUESTS FROM COUNCIL MEMBERS

Councilmember Sobek requested an update to Council on water by Darcy Burke, WaterMark Associates, and Jeff Armstrong, Division 4 Board Member, Eastern Municipal Water District, seconded by Mayor Pro Tem Karwin.

Mayor Pro Tem Karwin requested a future agenda item to consider training an existing staff member to serve as a resident benefits liaison, seconded by Councilmember Sobek.

16. ADJOURN

The meeting was adjourned at 7:32 PM in memory of Norco Mayor Pro Tem Ted Hoffman.

Kay Vinson, MMC, Acting City Clerk