

City Council Chambers
29844 Haun Road
Menifee, CA 92586



Menifee City Council
Regular Meeting Minutes

Wednesday, March 15, 2023
5:00 PM Closed Session
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

CLOSED SESSION (5:00 PM)

Mayor Zimmerman called the meeting to order at 5:00 PM. Present were Councilmembers Deines, Estrada, Sobek, Mayor Pro Tem Karwin, and Mayor Zimmerman. There were no public comments received. At 5:02 PM, the City Council recessed to closed session for the purposes below.

1. Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation (Pursuant to Government Code Section 54956.9(d)
(2) or (3)): One Case

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:00 PM.

There were no reportable actions from Closed Session.

2. ROLL CALL

Present: Dean Deines, Ricky Estrada, Bob Karwin, Lesa Sobek, Bill Zimmerman

Absent: None.

3. WORDS OF INSPIRATION

3.1 Mike Johnson - Impact Church

4. PLEDGE OF ALLEGIANCE

Mayor Zimmerman called on resident Phil Derner to lead the flag salute.

5. PRESENTATIONS

5.1 Outstanding Citizen of the Month – Jackie Aponte

The City Council presented Jackie Aponte with the Citizen of the Month Award.

5.2 Business Spotlight – Joyful Noise Coffee

The City Council presented Joyful Noise owners Tom Crunk and Matt Thralls with a certificate and provided a video.

5.3 Menifee TV Launch

Public Information and Legislative Affairs Officer Philip Southard 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)

Resident Debbie Gable provided a public comment.

8. COUNCILMEMBER UPDATES AND COMMENTS

Councilmember Deines reported on the meetings and events he attended:

- Finance Committee

Councilmember Estrada reported on the meetings and events he attended:

- Tour of the Police Department
- Townhall with State Legislators
- Mayor's Gala
- Economic Development Department
- Citizen's Academy
- Quail Valley Community Meeting

Councilmember Sobek reported on the meetings and events she attended:

- You Matter Collaboration - Menifee Better Together
- Town Hall with State Legislators
- Mayor's Gala
- Boys and Girls Club Family Day
- Interfaith Council
- Western Riverside Regional Conservation Authority (RCA)
- March Student of the Month
- Mayor's Idea Exchange – Tech Industry
- Finance Committee

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

- Mayor's Gala
- Executive Committee of Western Riverside Council of Governments
- Announcer at Paloma Valley High School Volleyball Games
- Citizen's Academy

Mayor Zimmerman reported on the meetings and events he attended and announced upcoming events:

- Town Hall with State Legislator
- Mayor's Gala
- Boys and Girls Club Family Day
- Interfaith Council
- Citizen's Academy
- Riverside County Transportation Commission (RCTC)
- Mayor's Idea Exchange – Tech Industry
- Judge at Student Art Contest, Quail Valley Elementary School
- Menifee Union School District Board Meeting
- Mayors Collaborative hosted by Cal Cities
- Chamber Mixer
- History Program Event about Bouris Family

9. APPROVAL OF MINUTES

9.1 February 15, 2023 Special Minutes

9.2 February 15, 2023 Minutes

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

10. CONSENT CALENDAR

The City Council requested to pull item 10.4. The balance of the Consent Calendar was approved by the following vote:

MOVER: Bob Karwin

SECONDER: Lesa Sobek

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 02/13/2023 and 02/17/2023 and the Payroll Register/Other EFTs dated 02/06/2023, 02/08/2023, 02/09/2023, 02/13/2023, and 02/17/2023 which have a total budgetary impact of \$3,484,868.51.

10.3 Treasurer's Report – January 2023

ACTION

1. Received and filed the Treasurer's Report as of January 31, 2023.

10.4 Monthly Public Safety Reports

The item was pulled for question. Chief Karrer and Chief Olson provided information.

ACTION:

1. Received and filed.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

10.5 Second Reading and Adoption of an Ordinance to Levy Special Taxes, CFD 2017-1 (Maintenance Services) Annexation No. 17, On Deck

ACTION

1. Adopted Ordinance No. 2023-367 amending Ordinance No.17-231 and levying special taxes to be collected during Fiscal Year 2023/2024 to pay the annual costs and expenses of City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) (Annexation No. 17).

10.6 Second Reading and Adoption of an Ordinance to Levy Special Taxes, CFD 2017-1 (Maintenance Services) Annexation No. 19, Popeyes

ACTION

1. Adopted Ordinance No. 2023-368 amending Ordinance No. 17-231 and levying special taxes to be collected during Fiscal Year 2023/2024 to pay the annual costs and expenses of the City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) (Annexation No. 19).

10.7 2022 State Homeland Security Program Grant

ACTION

1. Adopted Resolution No. 23-1294 approving the City of Menifee participation in the Fiscal Year 2022 State Homeland Security Program, and authorizing acceptance and administration of a Program Grant in the amount of \$12,390; and
2. Adopted Resolution No. 23-1295 authorizing an increase in revenue and appropriation of expenditures in the amount of \$12,390 to a project account as assigned by the Finance Department; and
3. Authorized the City Manager, or his designee, to execute all necessary documents to implement the funded project/program.

10.8 Resolutions of Intention to Form and Incur Bonded Indebtedness for Facilities CFD No. 2023-2 (Cimarron Ridge)

ACTION

1. Adopted Resolution No. 23-1296 of Intention to establish Community Facilities District (CFD) No. 2023-2, Cimarron Ridge, to the southwest of McLaughlin Road and Byers Road, and authorize the levy of a special tax to pay the costs of acquiring or constructing certain facilities and to pay debt service on bonded indebtedness; and
2. Adopted Resolution No. 23-1297 of Intention to incur bonded indebtedness in an amount not- to-exceed \$25,000,000 for Community Facilities District No. 2023-2 (Cimarron Ridge) of the City of Menifee.

10.9 Amendment No. 2 to Fiscal Year 2022/2023 Architerra Design Group On-Call Professional Services Agreement

ACTION

1. Approved and authorized the City Manager to execute Amendment No. 2 to the Fiscal Year (FY) 2022/2023 On-Call Professional Services Agreement with Architerra Design Group in an amount of \$65,500 for total not-to-exceed \$148,000.

10.10 Parcel Map 37992 and Agreements for Motte Country Plaza, by Motte Country Plaza, LLC

ACTION

1. Approved and authorized the City Manager to execute Subdivision Improvement Agreement to guarantee completion of required improvements associated with Parcel Map 37992 located at northwest corner of the intersection of California State Route 74 and Palomar Road; and
2. Approved and authorized the City Engineer to execute the Agreement for Deferral of Public Improvements; and
3. Approved and authorized the City Engineer to execute the Agreement Containing Covenants Affecting Real Property; and
4. Approved and authorized the City Manager to execute the Agreement for Annexation to Community Facilities District 2017-1; and
5. Approved and authorized the filing of Parcel Map 37992.

- 10.11 Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 37131-1, Rockport Ranch, by Lennar Homes of California, LLC

ACTION

1. Approved and authorized the filing of final map 37131-1, Rockport Ranch, by Lennar Homes of California, LLC, located at the southwest corner of Old Newport Road and Briggs 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 37131-1; and
3. Approved the modification of Conditions of Approval for Tentative Tract Map 2016-285 (TM 37131) Condition 210, Section 210.a.(i) to read: “provide for the establishment of a property owner’s or home owner’s association comprised of the owners of each individual lot or unit,”.

11. PUBLIC HEARING ITEMS

- 11.1 Ordinance Introduction for Battery Energy Storage Systems Development Code Amendment

Community Development Director Cheryl Kitzerow gave the presentation.

Mayor Zimmerman opened the Public Hearing at 7:06 PM. The Acting Deputy City Clerk stated the public hearing was legally noticed and no correspondence had been received. Mayor Zimmerman closed the public hearing at 7:07 PM.

ACTION:

1. Find Development Code Amendment No. LR 22-0130 exempt from further environmental review and direct staff to file a Notice of Exemption.

MOVER: Lesa Sobek

SECONDER: Dean Deines

AYES: Deines, Estrada, Karwin, Sobek, Zimmerman

NAYS: None

RECUSE: None

ACTION:

The Acting Deputy City Clerk introduced the ordinance by title.

2. Introduced an ordinance approving Development Code Amendment No. LR 22-0130, amending City of Menifee Municipal Code and Menifee North Specific Plan zoning pertaining to utility-scale battery energy storage systems.

MOVER: Dean Deines
SECONDER: Lesa Sobek

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

12. DISCUSSION ITEMS

12.1 General Plan Annual Progress Report for 2022

Senior Planner Doug Darnell provided a presentation.

ACTION

1. Reviewed the General Plan Annual Progress Report (APR) for 2022 as required by state law to show progress toward implementation of General Plan Goals and Policies and receive and file the report.

12.2 Sister City Program and Membership

Economic Development Director Gina Gonzalez provided a presentation. By consensus, it was decided to consider a sister city program in the future, following introduction of the foreign trade program.

ACTION

1. Discussed creating a Sister City Program for the City of Menifee and joining Sister City International (SCI) as a member.

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 7:41 PM.

Rachel Valencia, Acting Deputy City Clerk