

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



Menifee City Council  
Regular Meeting Minutes

Wednesday, August 02, 2023  
4:30 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  
Sarah Manwaring, City Clerk

## MINUTES

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### CLOSED SESSION (4:30 PM)

Mayor Zimmerman called closed session to order at 4:30 PM. Present were Mayor Zimmerman, Mayor Pro Tem Karwin, and Councilmembers Sobek, Estrada, and Deines. City Clerk Sarah Manwaring stated that there were no requests to speak, and no correspondence had been received. Mayor Zimmerman recessed to closed session at 4:31 PM for the purposes listed below.

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Government Code Paragraph (1) of subdivision (d) of Section 54956.9  
City of Perris v. City of Menifee  
Riverside County Superior Court Case No. CVRI230303456
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Government Code Paragraph (1) of subdivision (d) of Section 54956.9  
City of Menifee v. City of Perris  
Riverside County Superior Court Case No. CVRI220304
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
National Prescription Opiate Litigation, United States District Court Case No. 1:17-CV-2804
4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation (Gov. Code Section 54956.9(d)(2) or (3)):OneCase

### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:01 PM. City Attorney Jeffrey Melching stated there was no reportable action from closed session.

#### 2. ROLL CALL

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

#### 3. WORDS OF INSPIRATION

- 3.1 Sara Clark – Menifee Church of Jesus Christ of Latter-Day Saints

**4. PLEDGE OF ALLEGIANCE**

Debbie Gable led the flag salute.

**5. PRESENTATIONS**

5.1 Fire Department Quarterly Update

Fire Chief Lonny Olson provided a presentation and the quarterly update.

**6. AGENDA APPROVAL OR MODIFICATIONS**

Staff requested to pull agenda Item No. 11.2. The agenda was approved unanimously (5-0) as modified.

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

The following public speaker addressed the City Council:

- Arlette Matar

The City Council received correspondence from the following:

- Don Slater

**8. COUNCILMEMBER UPDATES AND COMMENTS**

Councilmember Deines reported on the meetings and events he attended.

- Riverside Transit Authority (RTA) Board of Directors Meeting
- Melody Thai Cuisine Ribbon Cutting
- Menifee Police Department National Night Out

Councilmember Estrada reported on the meetings and events he attended.

- Employee Appreciation Luncheon
- Kathryn Newport Middle School Ribbon Cutting
- Midday Business Mixer
- Chefs for Seniors Ribbon Cutting
- Menifee’s Park After Dark- Shakespeare in the Park
- Melody Thai Cuisine Ribbon Cutting

Councilmember Sobek reported on the meetings and events she attended.

- Kathryn Newport Middle School Ribbon Cutting
- Melody Thai Cuisine Ribbon Cutting
- Menifee Police Department National Night Out
- Riverside County Action Partnership Commission Meeting

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

- Kathryn Newport Middle School Ribbon Cutting
- Chamber of Commerce Mixer
- Chefs for Seniors Ribbon Cutting
- Melody Thai Cuisine Ribbon Cutting
- Menifee Police Department National Night Out

Mayor Zimmerman reported on the meetings and events he attended.

- Neighbors Monthly Business Mixer
- Employee Appreciation Luncheon
- Sunrise Neighborhood Watch Meeting
- Resident Meeting with Councilmember Estrada Along Evans Road
- Michi's Tacos Ribbon Cutting and One-Year Anniversary
- Kathryn Newport Middle School Ribbon Cutting
- Chamber of Commerce Mixer
- Chamber Board Meeting
- Rotary Club Meeting
- History Group and Park Ranger Map Making Activity
- Melody Thai Cuisine Ribbon Cutting
- Menifee Police Department National Night Out

**9. APPROVAL OF MINUTES**

The July 19, 2023 minutes were approved unanimously (5-0) with no modifications.

**10. CONSENT CALENDAR**

The Consent calendar was approved by the following vote.

**MOVER:** Bob Karwin

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**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 06/30/2023, and 07/07/2023, the Payroll Register/Other EFTs dated 07/03/2023, 07/06/2023, 07/07/2023 and 07/11/2023 and the Void Check Listing PE 6/30/2023 which have a total budgetary impact of \$7,603,762.99.

10.3 Fiscal Year 2022/2023 Developer Funded California Environmental Quality Act Consultant Update

**ACTION**

1. Received and filed the quarterly update on executed California Environmental Quality Act consultant contracts for Fiscal Year 2022/2023.

- 10.4 Second Reading and Ordinance Adoption Amending Municipal Code Title 2, Chapter 2.20, Section 2.20.150, Appeals Procedures and Section 2.20.160, City Council Referral back to the Planning Commission

**ACTION**

1. Adopted Ordinance No. 2023-380, approving Code Amendment LR23-0097, amending Municipal Code Title 2, Chapter 2.20, Section 2.20.150, Appeal Procedures and Section 2.20.160, City Council Referral back to the Planning Commission.

- 10.5 Resolution of Intention for Annexation No. 22, Cimarron Ridge into CFD 2017-1 (Maintenance Services)

**ACTION**

1. Accepted the Petition of Pulte Home Company, LLC, Tract Nos. 36658-1 thru 36658-7 located to the southwest of McLaughlin Road and Byers Road into Community Facilities District (CFD) No. 2017-1 (Maintenance Services) as Annexation Area No. 22; and
2. Adopted Resolution No. 23-1349, a Resolution of Intention to add Annexation Area No. 22 into CFD No. 2017-1, to authorize the levy of special tax therein to finance certain maintenance services, and to set a Public Hearing for September 6, 2023.

- 10.6 Agreements with Searle Creative Group, Tripepi Smith and Associates, and Mind and Mill for On-Call Graphic Design Services

**ACTION**

1. Approved and authorized the City Manager to execute Professional Services Agreements with Searle Creative Group LLC, Tripepi Smith and Associates, Inc., and Mind and Mill LLC, in an aggregate amount not-to-exceed \$40,000 for Fiscal Year (FY) 2023/2024 and \$40,000 for FY 2024/2025 for On-Call Graphic Design Services; and
2. Authorized the City Manager to approve three, one-year extensions in an amount not-to-exceed \$40,000 annually.

- 10.7 Agreement with Kimley-Horn and Associates, Inc. for the Garbani Road / I-215 Interchange Project, Capital Improvement Program No. 20-05

**ACTION**

1. Approved and authorized the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. in an amount not-to-exceed \$87,039.18 for the Garbani Road / I-215 Interchange Project, Capital Improvement Program No. 20-05.

- 10.8 Cooperative Purchase Contract with Graybar Electric Company, Inc. for Solar Streetlights for the Quail Valley Grid Area Streetlights Project, Capital Improvement Program No. 23-08

**ACTION**

1. Authorized the City Manager to approve the purchase of Solar LED Streetlights through an OMNIA Partners Cooperative Purchase Contract with GraybarElectric Company, Inc. in an amount not-to-exceed \$104,419.59 for the Quail Valley Grid Area Streetlights Project, Capital Improvement Program No. 23-08; and
2. Exempt the purchase from the competitive bidding process as the purchase would be made under OMNIA Partners Cooperative Purchase Contract No. EV-2370; and
3. Adopted Resolution No. 23-1350, appropriating \$150,000 from CSA 86 Fund balance into the Project (Fund 460).

- 10.9 Quitclaim Deeds for Storm Drainage Easements for Heritage Lake Area No. 4 Tract 34406, Tract 34406-2, Tract 34406-3, Tract 34406-4, Tract 34406-5, and Tract 34406-6

**ACTION**

1. Accepted the Right-of-Way and Flood Control Improvements for Heritage Lake Area No. 4 from Standard Pacific Homes, associated with the development of Tract Map 34406; and
2. Approved Quitclaim Deeds for the transfer of maintenance easements to Riverside County Flood Control and Water Conservation District as follows:
  - Heritage Lake Area No.4 Line A for a portion of Lot 3 of Tract 30705-1, portion of Parcel 333-180-021, Tract 34406; and
  - Heritage Lake Area No.4 Line A for a portion of Parcel 333-710-085, portion of Aqua Drive and Sunrise Drive, Tract 34406-4; and
  - Heritage Lake Area No.4 Line A for a portion of Parcel 333-761-023, Aqua Drive, Tract 34406-2; and
  - Heritage Lake Area No.4 Line B for a portion of Parcel 333-761-022, Parcel 333-751-029, 333-750-030, Collier Drive, Tract 34406-2; and
  - Heritage Lake Area No.4 Line B for a portion of Glacier Bay Drive, Tract 34406-6; and
  - Heritage Lake Area No.4 Line C for a portion of Parcel 333-180-021, Tract 34406; and
  - Heritage Lake Area No.4 Line C for a portion of Parcel 333-700-084, Tract 34406-4; and
  - Heritage Lake Area No.4 Line C for a portion of Parcel 333-700-050, Tract 34406-5; and
  - Heritage Lake Area No.4 Line D for a portion of Parcel 333-700-083, Tract 34406-4; and
  - Heritage Lake Area No.4 Line Y for a portion of Parcel 333-800-038, Tract 34406-3.

- 10.10 Notice of Completion and Acceptance for the Fire Station No. 68 Interior Improvements Project, Capital Improvement Program No. 21-03

**ACTION**

1. Accepted the improvements for the Fire Station No. 68 Interior Improvements Project, Capital Improvement Program No. 21-03; and
2. Authorized the City Clerk to file a Notice of Completion with the Riverside County Recorder's Office.

- 10.11 Acceptance of Public Improvements and 90% Release of Security for Tract Map 36485-5, Audie Murphy Ranch, by Sutter Mitland 01, LLC

**ACTION**

1. Accepted the public improvements for streets, drainage, water, sewer and survey monuments for Tract Map 36485-5, Audie Murphy Ranch, located to the east of Goetz Road and south of Audie Murphy Road North; and
2. Authorized the City Engineer to release posted securities per the City's Standard Policies.

- 10.12 Acceptance of Public Improvements and 90% Release of Security for Tract Map 36485-10, 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 36485-10, Audie Murphy Ranch, located north of Normandy Road and west of Audie Murphy Road North; and
2. Authorized the City Engineer to release posted securities per the City's Standard Policies.

**11. PUBLIC HEARING ITEMS**

- 11.1 Ordinance Introduction Amending Municipal Code, Title 8, Buildings and Construction Code

Building Official Craig Carlson provided a presentation and reported on the item.

Mayor Zimmerman opened the public hearing at 6:34 PM. City Clerk Sarah Manwaring stated that the item was legally noticed, and no correspondence had been received. There were no public comments. Mayor Zimmerman closed the public hearing at 6:34 PM.

Ms. Manwaring introduced the ordinance by title.

**ACTION**

1. Introduced an Ordinance amending Title 8 of the Menifee Municipal Code to modify appendices included in Sections 8.04.010, 8.05.010, 8.12.010, and 8.16.010 of the 2022 California Building Standards Code.

**MOVER:** Lesa Sobek

**SECONDER:** Dean Deines

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**NAYS:** None

**RECUSE:** None

- 11.2 Conduct Public Hearing and Adopt a Resolution Confirming Special Assessments for Delinquent Weed Abatement Accounts

This item was removed from the agenda under Item No. 6.

**12. DISCUSSION ITEMS**

12.1 Comprehensive Citywide Signage and Wayfinding Program Package

Management Analyst Kayla Charters and City Consultant Cody Clark with RSM Design provided a presentation and reported on the proposed program.

**ACTION**

1. Provided direction to staff to keep the color selection as brown for Citywide street sign color options; and
2. Approved the completed Comprehensive Citywide Signage and Wayfinding Schematic Design Package subject to further work on the park placemaking and freeway overhead sign; and
3. Directed staff to collaborate on a phased implementation plan for the Citywide Signage Program.

**MOVER:** Lesa Sobek

**SECONDER:** Bob Karwin

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**NAYS:** None

**RECUSE:** None

12.2 Community Facilities District 2021-1 (Banner Park), Issuance of Special Tax Bonds, Series 2023A

Financial Analyst Lauri Lockwood and City Consultants Shane Spicer and Brandon Kfoury provided a presentation and reported on the CFD tax bonds.

Banner Park Developer Bob Paradise reported on the project status.

**ACTION**

1. Adopted Resolution No. 23-1351, authorizing the issuance of special tax bonds and the execution and delivery of documents in connection with Community Facilities District 2021-1 (Banner Park), located northwest of Domenigoni Parkway and Lindenberger Road.

**MOVER:** Dean Deines

**SECONDER:** Bill Zimmerman

**AYES:** Zimmerman, Karwin, Estrada, Sobek, Deines

**NAYS:** None

**RECUSE:** None

**13. CITY ATTORNEY REPORTS**

None.

**14. CITY MANAGER REPORTS**

City Manager Armando Villa provided a report.

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

None.

**16. ADJOURN**

Mayor Zimmerman adjourned the meeting at 7:51 PM.

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Sarah A. Manwaring, MMC  
City Clerk