

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



**Menifee City Council  
Regular Meeting Agenda**

**Wednesday, November 3, 2021  
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**

**Armando G. Villa, City Manager  
Jeffrey T. Melching, City Attorney  
Sarah A. Manwaring, City Clerk**

**AGENDA**

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

1. 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
2. CONFERENCE WITH LABOR NEGOTIATORS  
Pursuant to Government Code section 54957.6  
Negotiators: Assistant City Manager Rochelle Clayton, City Manager Armando G. Villa  
Labor Agreement Negotiations: Menifee Police Officers Association, Menifee Police  
Civilian Employees Association

**REGULAR MEETING (6:00 PM)**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **WORDS OF INSPIRATION**
  - 3.1. Ryan Sharp - Impact Church
4. **PLEDGE OF ALLEGIANCE**
5. **PRESENTATIONS**
  - 5.1. Business Spotlight – Gracie’s Lunchbox
  - 5.2. Public Redistricting Workshop (6:15 p.m. start)
  - 5.3. Fire Department Update
6. **AGENDA APPROVAL OR MODIFICATIONS**

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

*This is the time for members of the public to address the Council about items which are NOT listed on the agenda. The Ralph M. Brown Act limits the Council's ability to respond to comments on non-agendized matters at the time such comments are made. Each speaker will be limited to three minutes on any single item.*

**8. COUNCILMEMBER UPDATES AND COMMENTS**

**9. APPROVAL OF MINUTES**

9.1 October 20, 2021 Minutes

**10. CONSENT CALENDAR**

*All matters on the Consent Calendar are to be approved in one motion unless a Councilmember requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.*

10.1 Waiver of Reading

**RECOMMENDED ACTION**

1. Waive the reading in full of any and all Ordinances listed on this agenda and provide that they be read by title only.

10.2 Warrant Register

**RECOMMENDED ACTION**

1. Ratify and approve the Voucher Lists dated 10/08/2021, the Payroll Register/Other EFT's dated 9/30/2021, 10/01/2021, 10/04/2021 and 10/08/2021, and the Void Check Listing PE 9/30/2021 which have a total budgetary impact of \$2,230,353.25.

10.3 Treasurer's Report, September 2021

**RECOMMENDED ACTION**

1. Approve the Treasurer's Report for September 2021.

10.4 American Ramp Company Agreement, Pump Track and Bike Trails

**RECOMMENDED ACTION**

1. Approve and authorize the City Manager to execute an agreement with American Ramp Company in an amount not-to-exceed \$1,097,110 to construct the Pump Track Bike Trails in the dedicated parcel located at Evans Road and Craig Avenue, Capital Improvement Project No. 17-01 (CS010); and
2. Approve four Budget Amendment Resolutions for expenditure appropriations in the amounts of \$150,000 from available fund balance from Fund 511 DIF-Parks; \$50,000 from available fund balance from Fund 512 DIF-Trails; \$350,000 from

available fund balance from Fund 522 DIF-Citywide Park Improvements and \$56,138 from available fund balance from Fund 620 Local Park (Quimby).

10.5 Vector Control Agreement

**RECOMMENDED ACTION**

1. Approve and authorize the City Manager to execute a Memorandum of Understanding with the County of Riverside, Department of Environmental Health for vector control services in the amount of \$115,000 for a five-year agreement; and
2. Authorize the City Manager, or his designee, to execute all necessary documents.

10.6 Southstar Engineering & Consulting, Inc. Agreement for Construction Management of Holland Road / I-215 Overpass

**RECOMMENDED ACTION**

1. Award bid and authorize the City Manager to execute a Professional Services Agreement with Southstar Engineering & Consulting, Inc. for Construction Management Services for Holland / I-215 Overpass, Capital Improvement Project No. 13-03, in the amount not-to-exceed \$3,248,237.43.

10.7 On-Call Engineering and Inspection Services Agreement Amendments

**RECOMMENDED ACTION**

1. Approve and authorize the City Manager to execute Amendment No.1 to Professional Services agreement with JLC Engineering and Consulting, Inc., for on-call engineering services; and
2. Approve and authorize the City Manager to execute Amendment No.1 to Professional Services agreement with CG Resource Management and Engineering, Inc. for stormwater management program services; and
3. Approve and authorize the City Manager to execute Amendment No.1 to Professional Services Agreement with Dudek for on-call contract inspection services.

10.8 Security Improvement Bond Reduction, Audie Murphy Ranch Parcel Map 32269 - Phase II Backbone Improvements

**RECOMMENDED ACTION**

1. Accept the Public Road/Drainage, Water System, and Sewer System Improvements for Audie Murphy Ranch Parcel Map (PM) 32269 Phase II Backbone Improvements, located along Newport Road and Audie Murphy Road; and
2. Approve the 90% bond reduction for Road/Drainage, Water System, and Sewer System Improvements in PM 32269.

10.9 Security Improvement Bond Reductions, Tract No. 28789-2 Pinehurst, LLC

**RECOMMENDED ACTION**

1. Accept the security improvements for Streets and Drainage in Tract No. 28789-2 located south of Newport Road on the east side of Evans Road; and
2. Approve the 90% reduction of the original bonds for Streets and Drainage.

**11. PUBLIC HEARING ITEMS**

11.1 Annexation No. 6 to Community Facilities District No. 2017-1 (Maintenance Services) of Tentative Tract Map 37668, Sumac Ridge by Meritage Homes of California, Inc.

**RECOMMENDED ACTION**

1. Annex territory located north of Scott Road at the intersection of Lindenberger Road into City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1" or "CFD") by taking the following action:
  - o Adopt a Resolution calling the election;
  - o Hold a special landowner election and canvass the election;
  - o Adopt a Resolution declaring results of special landowner election; and
2. Introduce an Ordinance amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD No. 2017-1.

11.2 Formation of Community Facilities District No. 2021-2, Sumac Ridge

**RECOMMENDED ACTION**

1. Adopt a Resolution calling an election and establishing Community Facilities District No. 2021-2 (Sumac Ridge) of the City of Menifee ("CFD No. 2021-2" or "CFD") located north of Scott Road at the intersection of Lindenberger Road; and
2. Adopt a Resolution determining the necessity to incur bonded indebtedness for CFD No. 2021-2 of the City of Menifee; and
3. Adopt a Resolution certifying election results for CFD No. 2021-2 of the City of Menifee; and
4. Introduce an Ordinance authorizing the levy of special taxes within CFD No. 2021-2 of the City of Menifee; and
5. Approve and authorize the City Manager to execute an Acquisition, Construction and Funding Agreement with Meritage Homes; and
6. Approve and authorize the City Manager or designee to execute a Joint Community Facilities Agreement with Eastern Municipal Water District; and
7. Approve and authorize the City Manager or designee to execute a Joint Community Facilities Agreement with Menifee Union School District.

**12. DISCUSSION ITEMS**

12.1 Citywide Prima Facie Speed Limits Ordinance

**RECOMMENDED ACTION**

1. Introduce an Ordinance amending sections 12.04.010 and 12.04.020 of the Menifee Municipal Code to update the prima facie speed limits on certain streets segments in the City of Menifee.

12.2 Citywide Master Drainage Plan

**RECOMMENDED ACTION**

1. Adopt a Resolution approving the Citywide Master Drainage Plan.

12.3 Employment Agreements and Benefits for City Department Directors and Deputy Directors

**RECOMMENDED ACTION**

1. Approve Form of Employment Agreements for Executive Level Positions such as Department Directors and Deputy Directors, currently including Assistant City Manager, Police Chief, Chief Information Officer, Chief Financial Officer, Public Works Director, Community Development Director, Community Services Director, Economic Development Director, City Clerk, Deputy Public Works Director, Deputy Human Resources Director, Deputy Finance Director and Building Official; and
2. Approve a Resolution Authorizing the benefits for Executive Employees; and
3. Authorize the City Manager to execute Employment Agreements with current and future Assistant City Managers, Police Chiefs, Chief Officers, Department Directors, and Deputy Department Directors.

**13. CITY ATTORNEY REPORTS**

**14. CITY MANAGER REPORTS**

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

> Discuss Hunting Regulations Within the City (Zimmerman, December 2, 2020)

Target Date: December 1, 2021

> Discuss Cooperative Agreement with Canyon Lake for Fire Services (Liesemeyer, February 17, 2021)

Target Date: December 15, 2021

> Discuss City Event for Welcome Home Vietnam Veterans Day (Deines, February 17, 2021)

Target Date: January 2022

- > Menifee Bus Route Feasibility Study (Karwin, May 5, 2021)  
Target Date: February 2022 – following the RCTC feasibility study
- > Report on Pet Licensing Fees and Animal Services (Dienes, May 19, 2021)  
Target Date: TBD
- > Regional Transportation Plan Update (Sobek, July 7, 2021)  
Target Date: TBD
- > Update on Development East of the City and Traffic Concerns (Sobek, July 7, 2021)  
Target Date: TBD
- > Options for Appropriating Surplus Fund Balance (Deines, September 15, 2021)  
Target Date: December 2021
- > Discuss City Citizen’s Academy Commencing 2022 (Sobek, September 15, 2021)  
Target Date: TBD

**16. ADJOURN**

**Decorum Policy Notes**

*For information on how to participate in the meeting, please visit the City’s webpage at <https://cityofmenifee.us/agendas>. The Council anticipates and encourages public participation at its Council meeting, both on agenda items and during the public comments period. Please turn your cell phones off, refrain from talking in the audience or outbursts that may be disruptive. We encourage participation and ask for a mutual respect for the proceedings.*

**Staff Reports**

*Materials related to an item on this agenda, including those submitted to the City Council after distribution of the agenda packet, are available for public inspection by contacting Sarah Manwaring, City Clerk, at (951) 672-6777 during normal business hours.*

**Compliance with the Americans with Disabilities Act**

*If you need special assistance to participate in this meeting, you should contact Sarah Manwaring, City Clerk at (951) 672-6777. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*