

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
FEBRUARY 13, 2019**

CALL TO ORDER – REGULAR SESSION - 6:30 P.M.

The regular meeting of February 13, 2019, of the Wildomar City Council was called to order by Mayor Swanson at 6:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

City Council Roll Call showed the following:

Members in attendance: Council Members Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

Members absent: None

Staff in attendance: Assistant City Manager York, City Attorney Jex, Planning Director Bassi, Finance Director Riley, Accounting Manager Howell, Police Chief Lujan, Fire Chief Pemberton, Sr. Administrative Analyst Roney, Cemetery Manager of Operations Torres, and City Clerk Lee.

The flag salute was led by Mayor Pro Tem Nigg.

PRESENTATIONS

1. Wildomar Elementary School made a presentation.
2. The Mayor presented a Proclamation to Eagle Scout David Pereyra.
3. The Mayor presented a plaque to Former Police Chief Dan Anne.
4. The Mayor presented a plaque to Former Fire Chief Todd Phillips.
5. The Mayor presented the new Librarian, Sandra Brautigam.

PUBLIC COMMENTS

Ms. Miller, resident, spoke regarding pollution of the environment.

Gina Castanon, resident, spoke regarding City Hall should be open on Friday and the Council should go back to two meetings per month.

Myke Munroe, Murrieta/Wildomar Chamber of Commerce, presented an update.

Indiana Purkiss, resident, spoke regarding some vacant land that could be used for a park for kids.

Ken Mayes, resident, regarding a shopping cart ordinance; Transparent California website missing Wildomar information; and the Maddy Act.

COUNCIL COMMUNICATIONS

The City Council Members spoke regarding the various committees, commissions, and boards that they serve on locally and regionally and community events, including:

1. Community events
2. Regional events
3. Chamber of Commerce
4. Riverside Conservation Authority (RCA)
5. Riverside Transit Agency (RTA)
6. Riverside County Transportation Commission (RCTC)
7. League of California Cities
8. Southern California Association of Governments (SCAG)
9. Riverside County Habitat Conservation Agency (RCHCA)
10. Western Riverside Council of Governments (WRCOG)
11. South Coast Air Quality Management District (SCAQMD)
12. Ad Hoc & Subcommittees

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Councilman Morabito, seconded by Mayor Pro Tem Nigg, to approve the agenda as presented.

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

1.0 CONSENT CALENDAR

Ken Mayes, resident, spoke regarding items #1.5, #1.9, and #1.10.

Monty Goddard, resident, spoke regarding items #1.7 and #1.8.

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Nigg, to approve the Consent Calendar as presented.

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances on this agenda.

1.2 Minutes – January 9, 2019 Regular Meeting

Approved the Minutes as submitted.

1.3 Treasurer’s Report

Approved the Treasurer’s Report for December, 2018.

1.4 Warrant and Payroll Registers

Approved the following:

1. Warrant Register dated 01-03-2019 in the amount of \$493,647.93;
2. Warrant Register dated 01-10-2019 in the amount of \$36,977.71;
3. Warrant Register dated 01-17-2019 in the amount of \$674,546.15;
4. Warrant Register dated 01-24-2019 in the amount of \$195,584.55;
5. Warrant Register dated 01-31-2019 in the amount of \$320,671.11
6. Payroll Register dated 02-01-2019 in the amount of \$101,662.98.

1.5 Declare a Vacancy on the Planning Commission

1. Declared a vacancy on the Planning Commission (formerly held by Mason Ballard); and
2. Directed the City Clerk to advertise (post, Website, email blast) the scheduled vacancy, starting February 14, 2019, and receive applications for a period of 30 calendar days (February 14 – March 15).

1.6 FY 2017-18 Comprehensive Annual Financial Report (CAFR) and Single Audit Report

Received and filed the FY 2017-18 CAFR and Single Audit Report.

1.7 Community Facilities District No. 2013-1 (Services) Annexation #14 - Big Easy RV Boat Storage (CUP 16-0095)

Adopted a Resolution entitled:

RESOLUTION NO. 2019 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 14) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.8 Community Facilities District No. 2013-1 (Services) Annexation #15 - Hacienda Properties, LLC (TR 32726)

Adopted a Resolution entitled:

RESOLUTION NO. 2019 - 06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 15) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.9 Contract Amendment for Municipal Consulting Services LLC

Approved and authorized the City Manager to execute an amendment to the existing contract with Municipal Consulting Services LLC to provide administrative and financial services to the City of Wildomar.

1.10 Platinum Business Solutions, LLC Contract Amendment

Approved and authorized the City Manager to execute an amendment to the existing contract with Platinum Business Solutions LLC, to provide project-based capital improvement project (CIP), grant administration and human resources services.

1.11 Little Free Library Exchange Box at Malaga Park

Accepted and allow placement of a Little Free Library book exchange box at Malaga Park.

2.0 PUBLIC HEARINGS

2.1 The Village @ Monte Vista Mixed-Use Project (PA No. 18-0034)

City Clerk Lee read the title.

Mayor Swanson opened the public hearing.

Planning Director Bassi presented the staff report. He added that the City did receive two letters in opposition: one from Ms. Miller, and one from the Southwick law firm.

The Lawyer representing the applicants spoke to the letters received.

SPEAKERS:

Jeff Rosen, Cornerstone Community Church, spoke in favor of the project.

Ms. Miller, resident, spoke against the project.

There being no further speakers Mayor Swanson closed the public hearing.

City Council discussion ensued regarding the timing of when the project will start; and a signal at Monte Vista and Bundy Canyon.

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Nigg, to adopt a Resolution entitled:

RESOLUTION NO. 2019 - 07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH #2018-101-046) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VILLAGE @ MONTE VISTA MIXED-USE PROJECT (PA NO. 18-0034) CONSISTING OF CHANGE OF ZONE NO. 18-0034, TENTATIVE TRACT MAP NO. 37476, PLOT PLAN NO. 18-0034 AND FINAL SITE PLAN OF DEVELOPMENT NO. 18-0034 LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None
ABSTAIN: None
ABSENT: None

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Nigg, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 162
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 18-0034 TO CHANGE THE EXISTING ZONING FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING ZONE) FOR 21.18+/- ACRES, AND FROM R-R (RURAL RESIDENTIAL) TO I-P (INDUSTRIAL PARK) FOR 8.96+/- ACRES FOR THE VILLAGE @ MONTE VISTA MIXED-USE PROJECT LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson
NAY: None
ABSTAIN: None
ABSENT: None

A MOTION was made by Mayor Pro Tem Nigg, seconded by Councilwoman Moore, to adopt a Resolution entitled:

RESOLUTION NO. 2019 - 08
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37476 TO SUBDIVIDE APPROXIMATELY 38.57+/- ACRES INTO 84 LOTS (80 LOTS FOR SINGLE FAMILY RESIDENTIAL AND 4 LOTS FOR COMMERCIAL / BUSINESS PARK DEVELOPMENT) LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson
NAY: None
ABSTAIN: None
ABSENT: None

A MOTION was made by Councilman Benoit, seconded by Councilman Morabito, to adopt a Resolution, as amended to have the traffic signal installed before the certificate of occupancy for the hotel, entitled:

RESOLUTION NO. 2019 - 09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 18-0034 TO DEVELOP A 136,600 SQUARE-FOOT BUSINESS PARK CONSISTING OF 1) A 41,500 SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING; 2) A 10,600 SQUARE-FOOT MULTI-TENANT INDUSTRIAL BUILDING; 3) A 5,500 SQUARE-FOOT MULTI-TENANT INDUSTRIAL BUILDING; AND 4) A 76,000 SQUARE-FOOT (4-STORY-155 ROOM) HOTEL, SUBJECT TO CONDITIONS, LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Pro Tem Nigg, seconded by Councilwoman Moore, to adopt a Resolution entitled:

RESOLUTION NO. 2019 - 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING FINAL SITE PLAN OF DEVELOPMENT NO. 18-0034 TO DEVELOP 80 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS, SUBJECT TO CONDITIONS, LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

2.2 Zoning Ordinance Amendment No. 18-04 – Temporary Events

City Clerk Lee read the title.

Mayor Swanson opened the public hearing

Planning Director Bassi presented the staff report.

SPEAKERS:

Ken Mayes, resident, spoke regarding non-profits and those receiving discounted fees.

There being no further speakers Mayor Swanson closed the public hearing.

It was the consensus of the Council to limit the amount of events from four to six times per year and to make that change in the proposed Ordinance.

A MOTION was made by Mayor Pro Tem Nigg, seconded by Councilman Benoit, to introduce and approve, as amended, first reading of an Ordinance entitled:

ORDINANCE NO. 163
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE CEQA
EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND
APPROVING ZONING ORDINANCE AMENDMENT NO. 18-04
AMENDING WILDOMAR MUNICIPAL CODE CHAPTER 17.72 (C-1/C-P
ZONE) AND CHAPTER 17.76 (C-P-S ZONE) TO ALLOW CRAFT-
FAIRS/OPEN AIR MARKETS AS A PERMITTED TEMPORARY EVENT,
AND AN AMENDMENT TO CHAPTER 17.256 (TEMPORARY EVENTS)
REVISING THE USE AND OPERATIONAL REGULATIONS FOR
TEMPORARY EVENTS

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Pro Tem Nigg, seconded by

Councilwoman Moore, to adopt a Resolution, as amended with the fees (residents, \$100; non-profit \$150; commercial and business \$200; and all others \$661), entitled:

RESOLUTION NO. 2019 - 11
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ADOPTING AMENDED APPLICATION PROCESSING
FEES FOR TEMPORARY EVENTS

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

3.0 GENERAL BUSINESS

3.1 Wildomar Little League Proposal for Ball Field Modifications at Marna O'Brien Park

City Clerk Lee read the title.

Assistant City Manager York presented the staff report.

Ken Mayes, resident, spoke in opposition to the item.

Tim Underdown, resident, spoke in favor of the item.

Doug Gates, resident, spoke in favor of the item.

A MOTION was made by Mayor Pro Tem Nigg, seconded by Councilwoman Moore, to table this item.

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson

NAY: None

ABSTAIN: None

ABSENT: None

3.2 Establishment of Measure AA Citizen's Oversight Advisory Committee

City Clerk Lee read the title.

City Attorney Jex presented the staff report.

Gina Castanon, resident, stated she would like to be considered for the Committee.

James VanderVelde, resident, spoke regarding the condition of the roads in the City and would like to sit on the committee.

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Nigg, to adopt a Resolution entitled:

RESOLUTION NO. 2019 - 12
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ESTABLISHING THE ORGANIZATION, OBJECTIVES
AND RESPONSIBILITIES OF A WILDOMAR MEASURE AA CITIZEN'S
OVERSIGHT ADVISORY COMMITTEE AND COMMITTEE MEMBER
VOLUNTEERS DESCRIPTION

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson
NAY: None
ABSTAIN: None
ABSENT: None

3.3 Planning Commissioner Appointment (Morabito)

City Clerk Lee read the title.

Councilman Morabito introduced Eric Filar as his appointee.

Mr. Filar answered questions from the City Council.

A MOTION was made by Councilman Morabito, seconded by Mayor Pro Tem Nigg, to appoint Eric Filar to the Planning Commission.

MOTION carried, 5-0, by the following vote:

YEA: Benoit, Moore, Morabito, Mayor Pro Tem Nigg, Mayor Swanson
NAY: None
ABSTAIN: None
ABSENT: None

CITY MANAGER REPORT

Assistant City Manager York presented the report.

FUTURE AGENDA ITEMS

ADJOURN THE CITY COUNCIL

There being no further business, Mayor Swanson declared the meeting adjourned at 8:52 p.m. in memory of David Goode.

Submitted by:

Approved by:



Debbie A. Lee, CMC
City Clerk



Marsha Swanson
Mayor

