

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
MAY 9, 2018**

**CALL TO ORDER – CLOSED SESSION - 5:30 P.M.**

The closed session of May 9, 2018, of the Wildomar City Council was called to order by Mayor Benoit at 5:30 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 Member Nigg, Mayor Pro Tem Swanson, Mayor Benoit

Members absent: Council Members Moore, Walker

Staff in attendance: City Manager Nordquist, City Attorney Jex, and City Clerk Lee.

**PUBLIC COMMENTS**

There were no speakers.

**CLOSED SESSION**

City Clerk Lee read the following:

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) and (3) to confer with legal counsel with regard to one matter of potential exposure to litigation.

The Council convened into closed session at 5:31 p.m. with Council Members Moore and Walker absent.

**RECONVENE INTO OPEN SESSION**

At 6:30 p.m. the City Council reconvened into open session, with Council Members Moore and Walker absent.

**ANNOUNCEMENTS**

City Attorney Jex stated there is no reportable action.

### **ADJOURN CLOSED SESSION**

There being no further business, Mayor Benoit adjourned the closed session at 6:30 p.m.

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

The regular meeting of May 9, 2018, of the Wildomar City Council was called to order by Mayor Benoit at 6:32 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 Member Nigg, Mayor Pro Tem Swanson, Mayor Benoit

Members absent: Council Members Moore and Walker.

Staff in attendance: City Manager Nordquist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi, Finance Director Riley, Police Chief Anne, Fire Chief Phillips, Sr. Administrative Analyst Morales and City Clerk Lee.

The flag salute was led by Councilman Nigg.

### **PRESENTATIONS**

1. David A. Brown Middle School Presentation was not given.
2. Rayleen Martinez – Planet Youth Participant was not present.
3. Melina Velazquez, Branch Manager, gave a Library update.
4. Mayor Benoit presented a Proclamation for Wound Care Awareness Week, First Week of June, 2018.
5. EVMWD gave a presentation regarding their rate increase.

### **PUBLIC COMMENTS**

Joseph Morabito, resident, announced he will be running for City Council in District 3.

Laura Girard, Sycamore Academy, gave an update on what is going on at the school.

## **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 Nigg, seconded by Mayor Pro Tem Swanson, to approve the agenda as presented.

**MOTION** carried, 3-0-2, by the following vote:

YEA: Nigg, Mayor Pro Tem Swanson, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Moore, Walker

### **1.0 CONSENT CALENDAR**

Joseph Morabito, resident, with minutes donated by Grace Morabito, spoke regarding item #1.7, stating his concerns with the costs.

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

**MOTION** carried, 3-0-2, by the following vote:

YEA: Nigg, Mayor Pro Tem Swanson, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Moore, Walker

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**1.2 Minutes – April 11, 2018 Regular Meeting**

Approved the Minutes as submitted.

**1.3 Treasurer’s Report**

Approved the Treasurer’s Report for March, 2018.

**1.4 Warrant & Payroll Registers**

Approved the following:

1. Warrant Register dated 04-05-2018 in the amount of \$287,672.95;
2. Warrant Register dated 04-12-2018 in the amount of \$507,542.08;
3. Warrant Register dated 04-19-2018 in the amount of \$152,391.38;
4. Warrant Register dated 04-19-2018 in the amount of \$7,200.00;
5. Warrant Register dated 04-26-2018 in the amount of \$831,617.73;
6. Payroll Register dated 05-01-2018 in the amount of \$83,169.85.

**1.5 Landscaping and Lighting Maintenance District No. 89-1-Consolidated**

Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2018-19 FOR ALL ZONES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

**1.6 Landscaping and Lighting Maintenance District No. 89-1-Consolidated**

1. Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ANNUAL ENGINEER’S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR ALL ZONES OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, FISCAL YEAR 2018-19

2. Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 18  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
AND COLLECT ASSESSMENTS FOR ALL ZONES OF LANDSCAPE  
AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-  
CONSOLIDATED, FISCAL YEAR 2018-19

1.7 **County Service Areas Notice of Intent to Establish Charges for FY 2018-19**

Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 19  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH  
SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR  
2018-19

1.8 **LEW Edwards Group, Inc. Community Interest Polling Agreement of Services Amendment No. 1**

Approved and authorized the City Manager to execute an Amendment to the Lew Edwards Group, Inc. Agreement of Services in the amount Not to Exceed \$51,000.

1.9 **Purchase Agreement for APN 380-010-003 and 382-280-005, Northwesterly Corner of Grand Avenue and Leslie Street**

Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 20  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, APPROVING THE VACANT LAND PURCHASE  
AGREEMENT AND APPROVING A CERTIFICATE OF ACCEPTANCE  
OF \$381,250 FOR THE ACQUISITION OF TWO UNDEVELOPED  
PARCELS THAT ARE APPROXIMATELY 11 ACRES; APN 380-010-003  
AND APN 382-280-005 LOCATED ON GRAND AVENUE AND LESLIE  
STREET IN THE CITY OF WILDOMAR INCLUDING AN  
ENVIRONMENTAL EXEMPTION PURSUANT TO CEQA GUIDELINES  
SECTION 15378 AND 15061 (B) (3)

1.10 **First Amendment to Design Professional Services Agreement with RRM Design Group for 27 Acre Park**

Authorized the City Manager to execute the First Amendment to the Design Professional Services Agreement with RRM Design Group.

- 1.11 Support Services Contracts for Temporary/Part-time Personnel**
1. Approved the contracts with People Ready and Manpower to provide support services on a part-time/temporary basis; and
  2. Authorized the City Manager to execute all necessary documents for and on behalf of the City.

**1.12 Authorization to Participate in the Riverside County EDA Mortgage Credit Certificate (MCC) Program**

Adopted a Resolution entitled:

RESOLUTION NO. 2018 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, PARTICIPATING WITH THE COUNTY OF RIVERSIDE  
MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

**1.13 Notice of Intent to Hold a Public Hearing for Placing Liens on Parcels with Unpaid Charges on Trash Collection Services**

Provided a Notice of Intent to hold a Public Hearing on June 13, 2018, for placing liens on parcels with unpaid charges on trash collection services.

**1.14 WRCOG BEYOND Framework Fund Program Round II**

Accepted \$67,648.34 in grant funding from the Western Riverside County of Governments (WRCOG) and authorize the City Manager to execute the BEYOND Framework Fund Program Round II Funding Agreement.

**2.0 PUBLIC HEARINGS**

**2.1 Wildomar Crossings Retail Center Project (PA 16-0134)**

Mayor Benoit read the title and opened the public hearing.

Planning Director Bassi presented the staff report.

SPEAKERS:

Gracie, resident, spoke regarding her opposition.

Greta Godlen, spoke in favor of the project.

Joseph Morabito, resident, spoke in favor of the project.

Zubier Sakh, Auto Zone, spoke in favor of the project.

Levon Age, Auto Zone, spoke in favor of the project.

Michael Lindin, Canaan Pacific, spoke in favor of the project.

Ziad Boukai, Wendy's, spoke in favor of the project.

Amer Boukai, Wendy's, spoke in favor of the project.

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

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

RESOLUTION NO. 2018 - 22  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADOPTING AN INITIAL  
STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2018011054),  
INCLUDING ADOPTION OF A MITIGATION MONITORING AND  
REPORTING PROGRAM (MMRP) FOR THE WILDOMAR CROSSINGS  
RETAIL CENTER (PA NO. 16-0134) CONSISTING OF A CHANGE OF  
ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL  
COMMERCIAL), A PARCEL MAP (PM NO. 37311) TO SUBDIVIDE A  
3.4± ACRE SITE INTO 4-PARCELS, AND A PLOT PLAN FOR THE  
DEVELOPMENT OF A 26,204 SQUARE-FOOT RETAIL CENTER  
LOCATED AT THE NORTHWEST CORNER OF CLINTON KEITH  
ROAD AND STABLE LANES (APN: 380-120-003 & 380-120-004)

**MOTION** carried, 3-0-2, by the following vote:

YEA: Nigg, Mayor Pro Tem Swanson, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Moore, Walker

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

ORDINANCE NO. 151  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PA  
NO. 16-0134) FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P  
(GENERAL COMMERCIAL), THE WILDOMAR CROSSINGS RETAIL  
CENTER LOCATED AT THE NORTHWEST CORNER OF CLINTON

KEITH ROAD AND STABLE LANES (APN: 380-120-003 & 380-120-004)

**MOTION** carried, 3-0-2, by the following vote:

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

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

RESOLUTION NO. 2018 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PARCEL MAP NO. 37311 (PA NO. 16-0134) TO SUBDIVIDE A 3.4+ ACRE SITE INTO FIVE PARCELS FOR THE WILDOMAR CROSSINGS RETAIL CENTER LOCATED AT THE NORTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES (APN: 380-120-003 & 380-120-004)

**MOTION** carried, 3-0-2, by the following vote:

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

Staff recommends the following:

Planning Department Condition No. 79 to read: "79. Prior to the issuance of building permits, the revised architectural design package shall be received and approved by the Planning Commission." This is part of Resolution No. 2018-24.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Swanson, to adopt a Resolution, as amended, entitled:

RESOLUTION NO. 2018 - 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 16-0134, SUBJECT TO CONDITIONS, TO DEVELOP THE WILDOMAR CROSSINGS RETAIL CENTER CONSISTING OF 26,204+ SQUARE-FOOT COMMERCIAL RETAIL USES LOCATED AT THE NORTHWEST CORNER OF



CLINTON KEITH ROAD AND STABLE LANES (APN: 380-120-003 & 380-120-004)

**MOTION** carried, 3-0-2, by the following vote:

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

### **3.0 GENERAL BUSINESS**

#### **3.1 Road Maintenance and Rehabilitation Improvement Project (SB-1) CIP 0048 Award of Construction Contract**

Mayor Benoit read the title.

Assistant City Manager York presented the staff report.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Swanson, to authorize the City Manager to execute a construction contract with Hardy & Harper, Inc. in the amount of \$722,000.00 for construction of the Road Maintenance and Rehabilitation Project (CIP 0048); and authorize the City engineer to approve change orders not to exceed 5% of the contract amount.

**MOTION** carried, 3-0-2, by the following vote:

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

#### **3.2 Ad Hoc Economic Development Committee Appointments**

Mayor Benoit read the title.

City Manager Nordquist presented the staff report.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Swanson, to appoint Councilman Nigg and Mayor Benoit to the Ad Hoc Economic Development Committee for Regional Branding.

**MOTION** carried, 3-0-2, by the following vote:

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

**CITY MANAGER REPORT**

City Manager Nordquist presented a brief update.

**FUTURE AGENDA ITEMS**

There were no items.

**ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Benoit declared the meeting adjourned at 7:42 p.m.

Submitted by:

Approved by:



Debbie A. Lee, CMC  
City Clerk



Ben J. Benoit  
Mayor

