

**REGULAR MEETING
CITY OF WILDOMAR
CITY COUNCIL
SEPTEMBER 10, 2008**

The regular meeting of the Wildomar City Council was called to order by Mayor Robert Cashman at 7:00 P.M. at Wildomar City Hall, Council Chambers.

Roll Call showed the following Council Members in attendance: Mayor Robert Cashman, Council Members Bridgette Moore, Sheryl Ade, Scott Farnam and Marsha Swanson.

Staff in attendance: City Manager John Danielson, City Attorney Julie Hayward Biggs, Gary Wayne, Planning Director, Michael Kashiwagi Development Services Director and City Clerk Sheryll Schroeder.

Mayor Cashman opened the meeting with a moment of silence in remembrance of the 7th anniversary of those that lost their lives in the 911 tragedy.

FLAG SALUTE: Mayor Cashman led the flag salute.

INVOCATION: Pastor Rosen provided the invocation.

PRESENTATIONS:

Updates were provided by Police Chief Fetherolf and Fire Chief Beach. Chief Fetherolf announced his recent promotion and introduced Lt. David Fontneau, who will replace him. He also introduced Capt. Joe Cleary who would now work with Lt. Fontneau in Wildomar.

Gina Magee provided the Council and citizens with information regarding the Trauma Intervention Program (TIP), a support program for first responders. She asked the City to partner with TIP and provide financial support at 12 cents per resident.

COMMUNICATIONS FROM THE PUBLIC:

Samson Cardoza represented Wildomar Boy Scout Troop 332 and announced fund raising efforts.

Gerry Hall requested an agenda item for the City to consider solar and instant water systems in new construction.

Council Member Farnam explained the City would soon begin the visioning process and he invited Mr. Hall to participate in the process.

Bill McDonald represented Wildomar Young Marines, sponsored by the United States Marine Corp. and invited young people to participate.

Jenna Andersen stated she represented the Ladies Auxiliary of the VFW in charge of youth activities.

CONSENT AGENDA:

Council Member Ade pulled Item 2 for correction to the August 27, 2008 Council minutes. She mentioned page 5, item 10, 3rd paragraph: "Council Member Swanson moved to approve the application process and appoint Council Member Ade". The correction is as follows: "Council Member Swanson moved to authorize the City Manger to apply for membership in the Board of the Western Riverside County Regional Conservation Authority (WRCRCA) and the Riverside County Habitat Conservation Agency (RCA). Motion seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

By census, Mayor Cashman was selected as the City's representative to the WRCHCA and Council Member Farnam as the alternate."

Also page 6, 1st paragraph, "Council Member Moore moved to approve the request in an not to exceed \$1,500 amount and to place a moratorium on future requests until a process was in place", motion seconded by Council Member Ade. She informed that the order of that was that Council Member Moore moved to approve the request and at that time there was not an amount to exceed. She said Council Member Swanson then made an amendment to the motion, Council Member Ade then made a substitute motion. She requested that the amendment motion and substitute motion be added to the minutes.

Council Moore corrected spelling errors on Page 6, the word "tanked" should be "thanked" and "Regan" should be "Reagan"

With those corrections, Council Member Ade moved to approve the Consent Calendar, Items 1 – 3, seconded by Council Member Moore. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

1. Approved the reading by title only of all ordinances.
2. Approved the amended regular City Council minutes dated August 27, 2008.

3. Approved the Warrant Register dated August 29, 2008 in the amount of \$31,543.89.

PUBLIC HEARINGS:

4. Review and consider adoption of an ordinance that adopts certain titles of the Riverside County Code and codifies those adopted titles in the Wildomar Municipal Code.

The Clerk read the title of Ordinance No. 18.

ORDINANCE NO. 18 (Adoption) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING BY REFERENCE PORTIONS OF THE RIVERSIDE COUNTY CODE AS THE WILDOMAR MUNICIPAL CODE, INCLUDING THOSE PORTIONS THAT ADOPT BY REFERENCE THE FOLLOWING SECONDARY CODES: UNIFORM ADMINISTRATIVE CODE, 2001 CALIFORNIA BUILDING CODE, UNIFORM HOUSING CODE, UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 2001 CALIFORNIA MECHANICAL CODE, 2001 CALIFORNIA PLUMBING CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, 2001 CALIFORNIA ELECTRICAL CODE, UNIFORM SIGN CODE, AND UNIFORM CODE FOR BUILDING CONSERVATION (Introduced at the August 27, 2008 Council Meeting, Item 6)

Staff Recommendation: Adopt Ordinance No. 18.

STAFF REPORT: The staff report was presented by City Attorney, Julie Hayward Biggs.

OPEN PUBLIC HEARING FOR TESTIMONY: Mayor Cashman opened the public hearing.

CLOSE PUBLIC HEARING: Hearing no testimony, Mayor Cashman closed the public hearing.

COUNCIL DELIBERATION: Council had no comments.

MOTION: Council Member Swanson moved to adopt Ord. No. 18, seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

5. Zone Change No. 07630, Plot Plan No. 23289, and Tentative Parcel Map No. 35923, Environmental Assessment No. 41742
Applicant: Milestone Wildomar, LLC
Location: West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road
Proposal: Change current Rural Residential zoning to Manufacturing-Service Commercial zoning; construct and operate a 99,208 square foot personal storage facility on 4.56 acres; a 90 unit recreational vehicle/self storage facility within 5 buildings and one parcel subdivision of 4.56 acres to allow for ownership of personal warehouse spaces and allow for common areas which will be maintained by management entity for the site.

Staff Recommendation: Approve project and direct staff to prepare appropriate resolutions and ordinance for the September 24, 2008 agenda.

STAFF REPORT: The staff report was presented by Planning Director Gary Wayne.

Council Member Farnam asked, since this was a motor home storage area, and since motor homes were slow movers in and out of the project, was there a designated slow mover lane coming in and out of the project.

Planning Director Wayne answered that an acceleration lane was not designed.

OPEN PUBLIC HEARING FOR TESTIMONY: Mayor Cashman opened the hearing for testimony.

Steve Davis, applicant, noted they had submitted their project in February to the County of Riverside. He said they were now working with Gary Wayne, going from condition to condition. He felt they had met and worked through all the conditions of the City and support staff's recommendation. He added that with the ranch appearance of the project, they were building a good project for the City. He noted their average size units were 1,200 square feet, designed to accommodate larger vehicles to park in a fully enclosed facility, and out of view.

Mayor Cashman asked if the project was approved when construction would begin.

Mr. Davis responded that their goal was to start grading within 60 to 90 days after approval by Council and the project completion goal was 6 to 8 months.

Gary Andre said with his experience these types of projects were good as long as they had an HOA that maintains them. He added that a “no living clause” should also be added.

CLOSE PUBLIC HEARING: Mayor Cashman closed the public hearing.

COUNCIL DELIBERATION:

Council Member Ade disclosed that she had met with the development team regarding the concept. She said that this was an unusual project, not a typical mini storage. She explained that she brought up some concerns and the development team had an answer for all her concerns. One thing she requested was that since there were very few of these types of projects, she wished to use it as a distinct and unusual aspect of the City, which they were willing to do. She noted that staff had provided fiscal impacts in the staff report, which the County had not been providing. Voicing her concern that the conditions of approval had not been finalized, she would want to vote to approve in concept only with the proviso to discuss and amend the conditions of approval if needed, when they are finalized. She added that she was not comfortable approving any project until she had read the final conditions of approval.

Mayor Cashman disclosed he had also met with the developer and listened to the conception part of the presentation on the project.

City Attorney Biggs explained that since the zone change ordinance was not before Council at this meeting, the Council should only approve the project conceptionally and the text of the ordinance and resolutions should come back. She added that the matter should be continued so that the text of the ordinance and resolutions would come back for final approval.

MOTION: Council Member Ade moved to continue the matter until September 24, 2008 meeting, seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

GENERAL BUSINESS ITEMS:

6. Consider request to authorize the City Manager to amend the Interwest contract to add several positions and to change the insurance language to more fully protect the City’s assets.

STAFF REPORT: The staff report was presented by Terry Fitzwater.

PUBLIC COMMENT: No comments were heard.

DISCUSSION:

Mayor Cashman asked if the action would allow Interwest to fill positions with personnel from their staff.

Mr. Fitzwater answered that Interwest would still have to operate within the budget Council authorized; it would not add anything to the budget.

Council Member Ade thanked Interwest for the increase in insurance coverage.

MOTION: Council Member Swanson moved to approve Item 6, seconded by Council Member Moore. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

7. Consider request to select an insurance provider to provide benefits for the employees of the City.

STAFF REPORT: Terry Fitzwater presented the staff report.

PUBLIC COMMENT: None

DISCUSSION:

Council Member Swanson spoke about the two companies interviewed on this date and she noted that Benefit Insurance Services was her section. She noted that they had to select what would be best for all the employees, one company had one insurance option, that being Kaiser. She added that they did not feel that took the City far enough. The other company, that being Benefit Insurance Services, offered several insurance plans, from HMO's to PPO's, a lot of extras and was within the City's budget.

Council Member Ade agreed that Benefit Insurance Services allowed flexibility to tailor the plan to specific needs, up to 9 different products. She noted their customer service levels.

Mayor Cashman asked where the headquarters were.

Mr. Fitzwater said every vendor was a local provider so while the offices were not in the immediate area, but the vendors were all local.

Council Member Swanson said the hospital was the City's local hospital and one in Murrieta.

Council Member Ade said when there was a new enrollment; the company would come to the City to go over the specific plans.

MOTION: Council Member Swanson moved to approve Item 7 with Benefit Insurance Services, seconded by Council Member Farnam.

City Manager Danielson asked if the motion also included the \$1,200 for the cafeteria plan. Motion maker Swanson responded that it did. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

8. Consider adoption of an urgency Ordinance supporting the SCAQMD imposition of AB 2766, vehicle registration fee and bringing the City in compliance in order to receive the City's share of fee revenues.

The Clerk read the title of Ord. No. 19 as follows:

ORDINANCE NO. 19 (Introduction) AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR SUPPORTING THE SCAQMD IMPOSITION OF A VEHICLE REGISTRATION FEE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 44223 (ADDED BY AB 2766) AND BRINGING THE CITY IN COMPLIANCE WITH SAID CODE IN ORDER TO RECEIVE THE CITY'S SHARE OF FEE REVENUES FOR MOBILE SOURCE AIR POLLUTION REDUCTION PROGRAMS

STAFF REPORT: The staff report was given by Michael Kashiwagi, Development Services.

PUBLIC COMMENT: There were no public comments.

DISCUSSION: Council Member Ade asked, that since this was a reduction of emission, was there a base line established.

Mr. Kashiwagi responded that there was not a base line; the AQMD was looking for an overall reduction. There were programs in place to use the funds in different ways and a program to indicate what the emission would be. He added that the commitment the City would make was that they would strive for the most cost effective use.

MOTION: Council Member Moore moved to adopt the urgency Ordinance No. 19, seconded by Council Member Swanson. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

9. Request each Council Member nominate a citizen as a representative on the Planning Commission subject to ratification by majority vote of the City Council and consider giving direction to staff regarding setting of compensation by resolution.

STAFF REPORT: City Clerk Schroeder offered the staff report.

PUBLIC COMMENT: None

Council Member Ade nominated Gary Andre.

Council Member Swanson nominated Miguel Casillas. She noted that he submitted his application late due to City Hall closure and Mayor Cashman added that if the appointed is approved, the approval would also include acceptance of the late submittal.

Council Member Moore nominated Harv Dykstra.

Council Member Farnam nominated Scott Nowak.

Mayor Cashman nominated Robert Devine.

Each nomination was approved by separate Roll Call vote of: - Ayes: 5, Nays: 0. Nominations approved.

Council Member Ade suggested that the Commission receive training and she suggested that the new Commissioners attend a County Planning Commission meeting. She expressed hope that the Commission could be seated in November. She recommended the stipend be \$75 per meeting.

Council Member Farnam agreed with the proposed stipend and he agreed that the education and training was extremely important.

Regarding the meeting schedule, the consensus of Council was that the Planning Commission would meet on the 1st and 3rd Wednesday of each month.

Mayor Cashman agreed with the training aspect. He hoped the 3rd Wednesday in November would be the first meeting.

Council thanked all applicants.

10. Consider selection of a date for the Strategic Visioning Session.

Council Member Farnam hoped one Saturday would be set aside for the visioning process.

Council Member Ade mentioned that the data would then be gathered by staff and given to Council.

ORAL STAFF REPORT: City Manager Danielson said the process would be 100 per cent resident driven and he hoped to accomplish it in a one full day session. He suggested October 25, 2008 which did not present a conflict for any Council Member.

Council Member Swanson asked how residents would be recruited.

Council Member Ade answered that information would be put in the newspaper and Wildomar Voice and Wildomar Community Council would help get the word out. She noted they wanted a cross section of the community; students, business community, etc. She stated the Council would not be involved, they would observe, but the plan was to be driven by the residents.

Council Member Swanson wondered if residents would register so the City would have an idea of who was attending and if a cross section was not represented, calls could be made to invite people.

City Manger Danielson said the City could accept responses, but were not necessary. He noted that this strategic plan was something the City would work off of for many years. He felt the event would run from 9:00 A.M. to 2:00 P.M. and that the time and location information would be given at a later date.

MOTION: Council Member Farnam moved to select October 25, 2008, place and time to be determined, seconded by Council Member Ade. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

CITY COUNCIL COMMENTS:

Council Member Moore requested the creation of a subcommittee for parks be placed on the next agenda. She explained that currently the City's parks were being managed

by the Economic Development Agency who was looking for direction from the City. She requested two Council Members, EDA staff and Wildomar Parks Committee to provide direction.

Mayor Cashman asked if there was a Council Member who wished to assist him on his fact finding mission regarding the cemetery. Council Member Ade offered to assist him.

City Attorney Biggs noted that since it was a fact finding, ad hoc kind of committee, volunteers were appropriate.

CITY MANAGER REPORT:

City Manager John Danielson reported that he had signed a no cost addendum to the City Hall lease for additional space to accommodate all the materials being sent from the County. He thanked the owner of the building for the space and the Council Chambers, all at no cost.

Regarding the construction of a flag pole request, he explained the building owner said they would be willing to share the cost 50/50 with the City. He said the owner would take the lead with the design, location, etc. and that he hoped to bring something back to Council within the next 30 days.

Mr. Danielson advised that the property owner had agreed to install shades in the Council Chambers, but that the City would have to pay for them.

He informed that at the July 23, 2008 Council meeting, the Council authorized the expenditure of a not to exceed amount of \$33,000 for the necessary purchase of furniture and equipment for the Council Chambers and Mr. Kashiwagi brought the cost in at \$15,900.

He finalized by saying as directed at the August 27th Council meeting, staff sent letters to the Wesley Street residents and property owners notifying them that the City would be performing necessary due diligence which could result in the reopening of Wesley Street between Palomar and Como Streets for public use. A 1,000 foot radius was used for notification, which was approximately 92 properties, where normally a 350 foot radius was used. He said staff would be scheduling a community meeting to share information and receive feedback in the next 4 to 6 weeks.

Council Member Farnam asked if the center island divider would not be used for the flag pole and Mr. Kashiwagi responded that seemed to be the most obvious and desirous location and they were working with the building owner. He noted staff would bring back the cost and location for Council approval.

CITY ATTORNEY REPORT:

City Attorney Julie Hayward Biggs reported that Tom Jax from the office of Burke, Williams and Sorensen would be the attorney assigned to the Planning Commission.

FUTURE AGENDA ITEMS:

Council Member Swanson asked if the City needed to agendize the earlier TIPS request for assistance.

Mayor Cashman noted the Council needed to return to the issue of rules for funding organizations.

Council Member Farnam explained that 12 cents per resident worked out to approximately \$3,240 per year and he asked the City Attorney if that would be considered a charitable contribution and if it was, the City had a moratorium on contributions, which needed to be removed if they wished to support TIPS.

Mayor Cashman felt the question of the moratorium and nonprofits should be placed on the agenda.

City Attorney Biggs responded that with a payment to TIPS, the City would be getting services in exchange for the cost, that being different from the charitable organizations, even though it was a nonprofit. She requested an opportunity to review it.

Mayor Cashman asked that if it was covered by the moratorium, he wished something be placed on the agenda.

ADJOURNMENT:

No further business to come before the Council, Mayor Cashman moved to adjourn the regular meeting of September 10, 2008, seconded by Council Member Moore. A consensus was received by Council to adjourn.

The regular meeting of the Wildomar City Council adjourned at 8:50 P.M.

Respectfully submitted:



Sheryll Schroeder, MMC
City Clerk