

CITY OF WILDOMAR CITY COUNCIL  
AND WILDOMAR CEMETERY DISTRICT AGENDA

5:30 P.M. – CLOSED SESSION  
6:30 P.M. – REGULAR MEETING

MAY 14, 2014  
Council Chambers  
23873 Clinton Keith Road



Marsha Swanson, Mayor/Chairman  
Ben Benoit, Mayor Pro Tem/Vice-Chairman  
Bob Cashman, Council Member/Trustee  
Bridgette Moore, Council Member/Trustee  
Timothy Walker, Council Member/Trustee

Gary Nordquist  
City Manager/General Manager

Thomas D. Jex  
City Attorney/District Counsel

## **WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT REGULAR MEETING AGENDA MAY 14, 2014**

**ORDER OF BUSINESS:** Public sessions of all regular meetings of the City Council begin at 6:30 p.m. Closed Sessions begin at 5:30 p.m. or such other time as noted.

**REPORTS:** All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, [www.cityofwildomar.org](http://www.cityofwildomar.org). Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the City Council will receive public comments regarding any items or matters within the jurisdiction of the governing body. The Mayor will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the City Clerk prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

**ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

**CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

**PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF  
FOR THE DURATION OF THE MEETING. YOUR  
COOPERATION IS APPRECIATED.**

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

**ROLL CALL**

**PUBLIC COMMENTS**

**CLOSED SESSION**

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(4) to confer with legal counsel with regard to one matter of potential initiation of litigation.
2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) to confer with legal counsel with regard to one matter of potential exposure to litigation.
3. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:
  - A. Alliance for Intelligent Planning v. City of Wildomar and CV Communities – Case Number MCC 1400546
  - B. Martha Bridges and John Burkett v. City of Wildomar and CV Communities – Case Number MCC 1400557
4. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: APN 368-093-035-7  
Agency negotiators: Gary Nordquist and Dan York  
Negotiating parties: Riverside County Tax Collector  
Under negotiation: Instruction regarding price and terms of payment.

**RECONVENE INTO OPEN SESSION**

**ANNOUNCEMENT**

**ADJOURN CLOSED SESSION**

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

### **ROLL CALL**

### **MOMENT OF SILENCE**

In memory of Edy Roadarme and DJ Kisner.

### **FLAG SALUTE**

### **PRESENTATIONS**

Presentation of 2014 Miss City of Wildomar Queens

Presentation of Budget Award

Presentation of City Clerk Award

Fire Department Update

### **PUBLIC COMMENTS**

This is the time when the City Council receives general public comments regarding any items or matters within the jurisdiction of the City Council that do not appear on the agenda. Each speaker is asked to fill out a “Public Comments Card” available at the Chamber door and submit the card to the City Clerk. Lengthy testimony should be presented to the Council in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the City Council.

### **COUNCIL COMMUNICATIONS**

## **APPROVAL OF THE AGENDA AS PRESENTED**

The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered at this time.

### **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

#### **1.1 Reading of Ordinances**

**RECOMMENDATION:** Staff recommends that the City Council approve the reading by title only of all ordinances.

#### **1.2 Minutes – April 9, 2014 Regular Meeting**

**RECOMMENDATION:** Staff recommends that the City Council approve the Minutes as presented.

#### **1.3 Warrant & Payroll Registers**

**RECOMMENDATION:** Staff recommends that the City Council approve the following:

1. Warrant Register dated 04-03-14 in the amount of \$676,503.96;
2. Warrant Register dated 04-10-14 in the amount of \$3,299.30;
3. Warrant Register dated 04-17-14 in the amount of \$111,467.73;
4. Warrant Register dated 04-24-14 in the amount of \$149,037.53;
5. Warrant Register dated 05-01-14 in the amount of \$96,363.63;
6. Warrant Register dated 05-08-14 in the amount of \$38,322.54; &
7. Payroll Register dated 05-07-14 in the amount of \$73,397.70.

#### **1.4 Treasurers Report**

**RECOMMENDATION:** Staff recommends that the City Council approve the Treasurers Report for March, 2014.

#### **1.5 Library Development Impact Fee (DIF) Expenditure Memorandum of Understanding (MOU)**

**RECOMMENDATION:** Staff recommends that the City Council enter into an MOU with Riverside County for the expenditure of Library DIF at the Mission Trail Library.

**1.6 Animal Control Services Agreement**

**RECOMMENDATION:** Staff recommends that the City Council approve the Animal Field Services and Sheltering Services Agreement between the City of Wildomar and Animal Friends of the Valleys, in the amount of not to exceed \$67,200 per year (\$5,600 per month) and the contractor will retain license and citation fees.

**1.7 Wildland Fire Protection Agreement**

**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, APPROVING THE AGREEMENT WITH THE  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE)  
FOR WILDLAND FIRE PROTECTION SERVICES FROM JULY 1, 2014  
TO JUNE 30, 2015

**1.8 Grading Agreement with CV Communities - City Project 13-0030:  
Tentative Tract Map 25122**

**RECOMMENDATION:** Staff recommends that the City Council authorize the City Engineer to execute the Grading Agreement with CV Communities, LLC a Delaware Limited Liability Company.

**1.9 Grading Agreement with Lennar Homes of California, Inc. - Storm  
Drain Easement: Offer of Dedication - Top Banana Produce, Inc. -  
City Project 13-0058: Tentative Tract Map 32535**

**RECOMMENDATION:** Staff recommends that the City Council authorize the City Engineer to execute the Grading Agreement with Lennar Homes of California, Inc. and accept the Storm Drain easement offered by Top Banana Produce, Inc.

**1.10 Deeds for the Clinton Keith Road/I-15 Interchange Project**

**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE  
DEEDS FOR THE CLINTON KEITH ROAD/I-15 INTERCHANGE  
PROJECT

**1.11 Sycamore Academy CMFA JPA Agreement**

**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ISSUANCE OF THE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (CMFA) FOR THE BENEFIT OF SYCAMORE ACADEMY CHARTER SCHOOL TO PROVIDE FOR THE FINANCING OF THE NEW SCHOOL PROJECT SOLELY FOR THE PURPOSES OF SATISFYING THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 6500 (AND FOLLOWING), AND AUTHORIZING THE MAYOR OR CITY MANAGER TO EXECUTE THE JOINT EXERCISE OF POWERS AGREEMENT (JPA) WITH THE CMFA FOR SAID SCHOOL

**1.12 Landscaping and Lighting Maintenance District No. 89-1-Consolidated and Street Lighting Zones**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE ENGINEER'S REPORT REGARDING THE PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2014-15 WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, 90, AND 181, STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

2. Adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, 90, AND 181, STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR

FISCAL YEAR 2014-15 SETTING THE TIME AND PLACE OF THE  
PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND  
ORDERING NOTICE OF THE PUBLIC HEARING TO BE GIVEN  
CONSISTENT WITH THE LANDSCAPING AND LIGHTING ACT  
OF 1972

- 1.13 Notice of Intent to Establish Service Area Charges for FY 2014-15**  
**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ESTABLISHING SERVICE AREA CHARGES WITHIN THE  
CITY FOR FISCAL YEAR 2014-15

- 1.14 Grading and Public Improvement Agreements - Plaza de Bundy Canyon City Project 13-0109 (Plot Plan 10-0222) - 21940 Bundy Canyon Road**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Authorize the City Engineer to execute the Grading Agreement and faithful performance bond; and
2. Authorize the City Manager to execute the Public Improvement Agreement once the City Engineer receives and validates the form of security.

## **2.0 PUBLIC HEARINGS**

- 2.1 FY 2013-14 Third Quarter Budget Report**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Approve the budget adjustments and recommendations as listed in the Fiscal Year 2013-14 Third Quarter Budget Report; and
2. Adopt a Resolution entitled:

RESOLUTION NO. 2014 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AUTHORIZING AN AMENDMENT TO  
THE FY 2013-14 BUDGETED REVENUES, AND EXPENSES



### **3.0 GENERAL BUSINESS**

#### **3.1 Rancon/Bundy Canyon GPA Initiation Request for an approximate 36 acre site - Planning Application No. 14-0014**

**RECOMMENDATION:** Staff recommends that the City Council allow the initiation of a GPA from LDR to HDR for Planning Application No. 14-0014, in accordance with the procedural requirements of Section 65300 of the Government Code and Chapter 17.08 of the Wildomar Municipal Code.

#### **3.2 Cooperative Agreement with Riverside County Flood Control - Wildomar Master Drainage Plan Lateral C-1 (aka Billie Ann Storm Drain)**

**RECOMMENDATION:** Staff recommends that the City Council authorize the City Manager to execute the Cooperative Agreement with the Riverside County Flood Control District.

#### **3.3 Update Participation in the TUMF Program and an Amendment to Exempt New Specially Adapted Homes for Severely Disabled Veterans**

**RECOMMENDATION:** Staff recommends that the City Council introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING SECTIONS 3.40.030 AND 3.40.040 OF THE WILDOMAR MUNICIPAL CODE TO INCLUDE NEW EXEMPTIONS FOR NEWLY CONSTRUCTED SPECIALLY ADAPTED HOMES FOR SEVERELY DISABLED VETERANS UNDER THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

#### **3.4 Animal Shelter Credits and Marketing Program**

**RECOMMENDATION:** Staff recommends that the City Council provide staff with direction on the usage of the Revenue/Expenditure Allocation Credit from the Southwest Communities Financing Authority (SCFA) through fiscal year 2012/2013.

#### **3.5 City Hall Facility Lease**

**RECOMMENDATION:** Staff recommends that the City Council approve the proposed amendments to the City Hall Facility Lease

**3.6 Website Linking Policy**

**RECOMMENDATION:** Staff recommends that the City Council adopt the Website Linking Policy.

**CITY MANAGER REPORT**

**FUTURE AGENDA ITEMS**

**ADJOURN THE CITY COUNCIL**

Adjourn the meeting to an Adjourned Regular Meeting of June 18, 2014.

In accordance with Government Code Section 54952.3, I, Debbie A. Lee, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

## **CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT**

### **ROLL CALL**

### **PUBLIC COMMENTS**

This is the time when the Board of Trustees receives general public comments regarding any items or matters within the jurisdiction of the Wildomar Cemetery District that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Clerk of the Board. Lengthy testimony should be presented to the Board in writing (15 copies) and only pertinent points presented orally. The time limit for public comments is three minutes per speaker. Prior to taking action on any item, the public may comment at the time it is considered by the Board.

### **BOARD COMMUNICATIONS**

### **APPROVAL OF THE AGENDA AS PRESENTED**

The Board of Trustees to approve the agenda as it is herein presented, or if it is the desire of the Board, the agenda can be reordered at this time.

#### **4.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

##### **4.1 Minutes – April 9, 2014 Regular Meeting**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Minutes as presented.

##### **4.2 Warrant Register**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the following:

1. Warrant Register dated 04-03-14, in the amount of \$96.83;
2. Warrant Register dated 04-10-14, in the amount of \$403.86;
3. Warrant Register dated 04-17-14, in the amount of \$292.88;
4. Warrant Register dated 04-24-14, in the amount of \$247.52;
5. Warrant Register dated 05-01-14, in the amount of \$1,280.76; &
6. Warrant Register dated 05-08-14, in the amount of \$478.64.

##### **4.3 Treasurers Report**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Treasurers Report for March, 2014.

#### **5.0 PUBLIC HEARINGS**

There are no items scheduled.

#### **6.0 GENERAL BUSINESS**

##### **6.1 Investment Portfolio Review**

**RECOMMENDATION:** The Finance Subcommittee recommends that the Board of Trustees approve to reinvest the Districts Funds per the Edward Jones Investment Proposal.

##### **6.2 Volunteer Clean Up Day - May 17, 2014**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve a volunteer clean up day on May 17, 2014.

## GENERAL MANAGER REPORT

## FUTURE AGENDA ITEMS

## ADJOURN WILDOMAR CEMETERY DISTRICT

Adjourn the meeting to an Adjourned Regular Meeting of June 18, 2014.

### City Council/Wildomar Cemetery District Regular Meeting Schedule

|              |             |          |
|--------------|-------------|----------|
| June 18      | November 12 | March 11 |
| July 9       | December 10 | April 8  |
| August 13    | January 14  | May 13   |
| September 10 | February 11 | June 10  |

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Debbie A. Lee, Wildomar City Clerk, do certify that on May 9, 2014, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road,  
U.S. Post Office, 21392 Palomar Street,  
Library, 34303 Mission Trail Blvd.



Debbie A. Lee, CMC, City Clerk