

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
NOVEMBER 8, 2017**

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

The closed session of November 8, 2017, of the Wildomar City Council was called to order by Mayor Walker 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 Members Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker  
Members absent: None.

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)(1) to confer with legal counsel with regard to the following matter of pending litigation: CREED-21 v. City of Wildomar and Walmart Real Estate Business Trust; California Court of Appeal Case No. E066367.

The Council convened into closed session at 5:30 p.m. with all Council Members present.

**RECONVENE INTO OPEN SESSION**

At 6:30 p.m. the City Council reconvened into open session, with all Council Members present.

**ANNOUNCEMENTS**

City Attorney Jex stated there was no action taken.

**ADJOURN CLOSED SESSION**

There being no further business, Mayor Walker adjourned the closed session at

6:30 p.m.

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

The regular meeting of November 8, 2017, of the Wildomar City Council was called to order by Mayor Walker 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 Moore, Nigg, Swanson, Mayor Pro Tem Benoit, and Mayor Walker. Members absent: None.

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, Senior Administrative Analyst Morales, and City Clerk Lee.

The flag salute was led by Mayor Walker.

Mayor Walker asked that all Veterans in the Chambers please stand and be recognized.

### **PRESENTATIONS**

1. Richard Boon and Edwin Quinonez, Riverside County Flood Control and Water Conservation District, made a presentation regarding Storm Water.
2. Chief Anne presented the Police Department update.
3. Chief Phillips presented the Fire Department update.
4. There were no other City Recognitions/Presentations.

### **PUBLIC COMMENTS**

Michael Ghoslin, Lake View Chapel, spoke regarding a mobile pregnancy center.

Bob Cashman, resident, spoke regarding the merger of the Wildomar and Murrieta Chambers.

Ms. Miller, resident, spoke regarding the building going on.

Ken Mayes, resident, spoke regarding the need for live streaming of the meetings.

Patrick Ellis, Murrieta-Wildomar Chamber of Commerce, spoke regarding the

merger.

Lindsay Naitzehou, North Ranch Community HOA President, spoke regarding the proposed development that will happen across Clinton Keith from them.

Laura Girard, Sycamore Academy, spoke regarding events 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 Councilwoman Moore, seconded by Mayor Pro Tem Benoit, to approve the agenda as presented.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **1.0 CONSENT CALENDAR**

City Clerk Lee advised there were speakers on the Consent Calendar.

Ken Mayes, resident, with time donation from Kathleen Hamblin, spoke on items #1.4, #1.6, #1.7, and #1.8 opposing all of them.

George Cambero, Wildomar Historical Society, thanked everyone who assisted with the demolition of the Brown House.

Discussion ensued regarding what a “community benefit” is.

**A MOTION** was made by Councilwoman Swanson, seconded by Councilwoman Moore, to approve the Consent Calendar as presented.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**1.2 Minutes – September 20, 2017 Adjourned Regular Meeting**

Approved the Minutes as submitted.

**1.3 Minutes – October 2, 2017 Special Meeting**

Approved the Minutes as submitted.

**1.4 Warrant & Payroll Registers**

Approved the following:

1. Warrant Register dated 10-05-2017 in the amount of \$607,218.02;
2. Warrant Register dated 10-12-2017 in the amount of \$518,542.77;
3. Warrant Register dated 10-12-2017 in the amount of \$16,350.21;
4. Warrant Register dated 10-19-2017 in the amount of \$462,722.75;
5. Warrant Register dated 10-26-2017 in the amount of \$83,442.37; &
6. Payroll Register dated 11-01-2017 in the amount of \$85,643.80.

**1.5 Treasurer’s Report**

Approved the Treasurer’s Report for September, 2017.

**1.6 Brown House Materials Storage Agreement**

Authorized the City Manager to execute the License Agreement with the Wildomar Historical Society for the storage of materials.

- 1.7 Partnership with the American Cancer Society**  
Approved the partnership with the American Cancer Society for the Relay for Life of Lake Elsinore/Wildomar event on April 28-29, 2018.
- 1.8 Partnership with the Rotary Club of Wildomar**  
Approved the partnership with the Rotary Club of Wildomar for their Annual BBQ event on April 21, 2018.
- 1.9 Award an Agreement for Right of Way and Relocation Services for the Bundy Canyon Road Widening Improvement Project**  
Authorized the City Manager to execute the Agreement for Right of Way and Relocation Services between the City of Wildomar and Property Specialists, Inc. (dba CPSI).
- 1.10 Grand Avenue Bike Lane FY 2018 RCTC SB 821 Bicycle and Pedestrian Facilities Program Grant Award**
1. Accepted \$270,000 from the Riverside County Transportation Commission (RCTC) in SB 821 Bicycle and Pedestrian Facilities Program funding for the Grand Avenue Bike Lane Phase I Project;
  2. Authorized the City Manager to execute the Funding Agreement with RCTC for the Grand Avenue Bike Lane Phase I Project grant;
  3. Accepted \$214,000 from RCTC in SB 821 Bicycle and Pedestrian Facilities Program funding for the Grand Avenue Bike Lane Phase II Project; and
  4. Authorized the City Manager to execute the Funding Agreement with RCTC for the Grand Avenue Bike Lane Phase II Project grant.
- 1.11 Award of Contract – Grand Avenue Bike Lane Project – Phases I & II Federal Project Numbers CML-5484(007) and CML-5484(008)**
1. Authorized the City Manager to execute a construction contract with Sully-Miller Contracting Company for the base bid amount of \$2,335,232.20 for construction of the Grand Avenue Bike Lane Project – Phases I & II – Federal Project Numbers CML-5484(007) and CML-5484(008); and
  2. Authorized the City Engineer to approve change orders up to 5% of the contract amount.
- 1.12 Wildomar Square Escrow Agreement**  
Authorized the City Manager to execute the Escrow Agreement in connection with the Wildomar Square Development Impact Fee Deferral Agreement.

**1.13 First Amendment to Agreement for Animal Field Services and Sheltering**

Approved and authorized the City Manager to execute the First Amendment to the Animal Field Services and Sheltering Agreement between the City of Wildomar and Animal Friends of the Valleys, Inc.

**1.14 Tract Maps 25122 & 32078 Consent to Assignment for Joint Community Facilities Agreement**

Authorized the City Manager to sign the Consent to Assignment for Joint Community Facilities Agreement (Lake Elsinore Unified School District CFD 2013-1 (Rancho Fortunado).

**1.15 Holiday Lights Contest**

Approved the addition of a Holiday Lights contest to the special events and recreation programs calendar for 2017.

**2.0 PUBLIC HEARINGS**

**2.1 Change of Zone No. 17-0101 - From R-R to C-1/C-P for a 1.73 acre parcel located at 32179 Clinton Keith Road**

City Clerk Lee read the title.

Associate Planner Garcia presented the staff report.

Mayor Walker opened the public hearing.

SPEAKERS:

Ms. Miller, resident, spoke in opposition.

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

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

ORDINANCE NO. 142  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 17-  
0101 FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL  
COMMERCIAL) TO BE CONSISTENT WITH THE GENERAL PLAN  
LAND USE DESIGNATION OF COMMERCIAL RETAIL (CR) FOR A 1.73

ACRE PARCEL LOCATED AT 32179 CLINTON KEITH ROAD (APN: 380-130-012), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15183

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

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

NAY: None

ABSTAIN: None

ABSENT: None

**2.2 Urgency Ordinance Extending a Temporary Moratorium Pertaining to Private Marijuana Cultivation and Non-medical Marijuana Facilities**

City Clerk Lee read the title.

City Attorney Jex presented the staff report.

Mayor Walker opened the public hearing.

**SPEAKERS:**

Ken Mayes, resident, spoke in opposition.

Ms. Miller, resident, spoke in opposition.

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

**A MOTION** was made by Councilwoman Swanson, seconded by Councilman Nigg, to adopt an Interim Urgency Ordinance entitled:

**ORDINANCE NO. 143**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM PERTAINING TO PRIVATE MARIJUANA CULTIVATION AND NON-MEDICAL MARIJUANA FACILITIES AND A FINDING THAT THE ORDINANCE IS NOT SUBJECT TO CEQA PER CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15060(C)(2)&(3)**

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

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

NAY: None

ABSTAIN: None  
ABSENT: None

### **3.0 GENERAL BUSINESS**

#### **3.1 Preliapp Apartments General Plan Initiation Proposal (GPIP) - Proposed General Plan Amendment (GPA) from Business Park (BP) to Very High Density Residential (VHDR)**

City Clerk Lee read the title.

Mayor Pro Tem Benoit recused himself due to his job.

Planning Director Bassi presented the staff report.

Jeff Carter, developer, explained his project to the Council.

**SPEAKERS:**

Joseph Morabito, resident, spoke in opposition.

Ms. Miller, resident, spoke in opposition.

Ken Mayes, resident, spoke in opposition.

Becky Frederick, resident, spoke in opposition.

Council discussion ensued regarding the proposal.

**A MOTION** was made by Councilwoman Moore, seconded by Councilman Nigg, that the applicant can initiate and process the General Plan Amendment, if the applicant so chooses. The applicant should be fully aware of the concerns expressed by the City Council at this meeting.

**MOTION** carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Walker

NAY: None

ABSTAIN: Mayor Pro Tem Benoit

ABSENT: None



**3.2 Establishment of Community Facilities District No. 2017-1 (Wildomar DIF Financing)**

City Clerk Lee read the title.

Assistant City Manager York presented the staff report.

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

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

RESOLUTION NO. 2017 - 51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WILDOMAR DIF FINANCING) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE THE ACQUISITION OR CONSTRUCTION OF CERTAIN PUBLIC FACILITIES, AND ORDERING AND DIRECTING THE PREPARATION OF A PUBLIC HEARING REPORT FOR SUCH PROPOSED COMMUNITY FACILITIES DISTRICT, AND SETTING THE PUBLIC HEARING TO CONSIDER ESTABLISHMENT OF SUCH DISTRICT

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

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

NAY: None

ABSTAIN: None

ABSENT: None

**3.3 Community Interest Polling Professional Services Agreement and Establishment of an Ad-Hoc Subcommittee**

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

Ken Mayes, resident, spoke regarding his opposition.

Greg Langworthy, resident, spoke in opposition.

Council discussion ensued regarding the issues.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Benoit, to approve and authorize the City Manager to execute the Lew Edwards Group Professional Services Agreement for Community Interest Polling Services in the amount of \$37,750.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

**A MOTION** was made by Councilwoman Moore, seconded by Councilman Nigg, to appoint Councilwoman Swanson and Mayor Pro Tem Benoit to an Ad-Hoc Subcommittee to oversee the community interest polling process and report preparation.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.4 Measure Z Citizen's Oversight Advisory Committee Appointments**

City Clerk Lee read the title and presented the staff report.

Ken Mayes, resident, stated there is apathy and is opposed.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Benoit, to appoint Scott Rux and Shelley Hitchcock to the two unexpired vacancies on the Measure Z Citizen's Oversight Advisory Committee.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **CITY MANAGER REPORT**

City Manager Nordquist presented the City Manager report.

**FUTURE AGENDA ITEMS**

There were no items.

**ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Walker declared the meeting adjourned at 8:48 p.m.

Submitted by:

Approved by:



Debbie A. Lee, CMC  
City Clerk



Timothy Walker  
Mayor

