

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
JANUARY 13, 2021**

**CALL TO ORDER – REGULAR SESSION - 5:00 P.M.**

The Regular meeting of January 13, 2021 of the Wildomar City Council was conducted electronically pursuant to the provisions of Governor's Executive Orders N-25-20 and N-29-20 and was called to order by Mayor Nigg at 5:00 p.m.

City Council Roll Call showed the following:

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

**Members absent:** None.

Staff in attendance: City Manager Nordquist, Assistant City Manager York, City Attorney Jex, City Clerk Morales, Planning Director Bassi, Acting Administrative Services Director Howell, City Treasurer Riley, Economic Development Director Davidson, Intern II/Associate Engineer Luna and Parks, Community Services and Cemetery District Manager Torres.

The flag salute was led by Mayor Nigg.

**PRESENTATIONS**

1. Mayor Nigg presented Bridgette Moore an acknowledgement plaque for serving as Mayor Pro Tem for 2020.
2. Mayor Nigg presented James (Tony) Fennell, President, C4 Planning Solutions, LLC an acknowledgement plaque for supporting the Mayor and City last year, 2020.
3. Mayor Nigg presented Kristina McCary, President, F2 Systems, LLC an acknowledgement plaque for supporting the Mayor and City last year, 2020.
4. Mayor Nigg presented Janet Morales with a 10 Year Service acknowledgement Plaque.

**DEPARTMENT REPORTS**

1. Lieutenant Kent provided the Police Department Report Update.

## **PUBLIC COMMENTS**

The following provided public comment on items not on the Agenda: Kenny Mayes, Joanna Suskawics, Albia Miller.

## **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 Mayor Pro Tem Benoit seconded by Councilmember Moore to add an agreement for approval to Agenda Item 3.1 due to the declaration of a local emergency.

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

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

## **1.0 CONSENT CALENDAR**

Councilmember Moore asked to pull Agenda Item #1.6 for a separate vote.

**A MOTION** was made by Councilmember Moore seconded by Mayor Pro Tem Benoit to approve the Consent Calendar except for Item 1.6.

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

YEA: Moore, Morabito, Swanson, Mayor Pro Tem Benoit, Mayor Nigg  
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- December 09, 2020 Regular Meeting**

Approved the minutes as presented.

**1.3 Warrant and Payroll Registers**

Approved the following:

1. Warrant Register dated 12-03-2020 in the amount of \$178,193.24;
2. Warrant Register dated 12-17-2020 in the amount of \$254,159.30;
3. Warrant Register dated 12-23-2020 in the amount of \$76,857.12;
4. Warrant Register dated 12-30-2020 in the amount of \$461,728.90;
5. Payroll Register dated 01-01-2021 in the amount of \$129,167.33.

**1.4 Treasurer's Report**

Approved the Treasurer's Report for November 2020.

**1.5 2nd Reading of Ordinance No. 193 – Culture Cannabis Club Development Agreement**

Adopted an Ordinance entitled:

ORDINANCE NO. 193  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION  
IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND  
APPROVING DEVELOPMENT AGREEMENT NO. 20-0078 TO  
ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING  
1,440 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-1/C-P  
ZONE LOCATED AT 33980 MISSION TRAIL, SUITE #A (APN: 366-160-  
070)

**1.6 2nd Reading of Ordinance No. 194 – Authentic Wildomar Cannabis Development Agreement**

**A MOTION** was made by Mayor Pro Tem Benoit seconded by Councilmember Swanson to adopt an Ordinance entitled:

ORDINANCE NO. 194  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF DEVELOPMENT AGREEMENT NO. 20-0081 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 2,500 SQUARE-FOOT RETAIL LEASE SPACE (WILDOMAR SQUARE) WITHIN THE C-P-S ZONE LOCATED AT 36330 HIDDEN SPRINGS ROAD, SUITE #B & C (APN: 380-110-056)

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

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

**1.7 Planning Commissioner Appointments (Nigg & Moore)**

Ratified Mayor Nigg and Council Member Moore's nominations to reappointment their current Commissioners (Banks and Lloyd) to serve on the Planning Commission for another term.

**1.8 Cooperative Funding Agreement with the Elsinore Valley Municipal Water District (EVMWD) for the Bundy Canyon Road Improvement Project - Segment 1 (CIP 026-1)**

Authorized the City Manager to execute a cooperative funding agreement with the Elsinore Valley Municipal Water District (EVMWD) for a contribution not to exceed the amount of \$59,226.00 for the improvement of water service facilities to be performed during the construction phase of the Bundy Canyon Road Improvement Project - Segment 1 (CIP 026-1).

## **2.0 PUBLIC HEARINGS**

### **2.1 Currnt Veterans Wildomar South, Inc. Cannabis Proposal (PA 20-0084): A proposal to establish a retail cannabis business in the located at 32475 Clinton Keith Road, Suite #104-A & B (Bear Creek Plaza) .**

Mayor Nigg read the title and opened the Public Hearing.

Planning Director Matthew Bassi and applicant presented the staff report.

Patrick Ellis from the Murrieta/Wildomar Chamber of Commerce provided public comment.

Mayor Nigg closed the Public Hearing.

**A MOTION** was made by Mayor Pro Tem Benoit seconded by Councilmember Morabito to adopt a Resolution entitled:

RESOLUTION NO. 2021 - 01  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN  
ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND  
APPROVING CONDITIONAL USE PERMIT NO. 20-0084, SUBJECT TO  
CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS  
WITHIN AN EXISTING 3,161 SQUARE-FOOT RETAIL LEASE SPACE  
LOCATED IN THE BEAR CREEK PLAZA AT 32475 CLINTON KEITH  
ROAD, SUITE #104-A & B (APN: 366-140-007)

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

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

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

ORDINANCE NO. 195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING DEVELOPMENT AGREEMENT NO. 20-0084, SUBJECT TO CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 3,161 SQUARE-FOOT RETAIL LEASE SPACE IN THE BEAR CREEK PLAZA LOCATED AT 32475 CLINTON KEITH ROAD, SUITE #104-A & B (APN: 366-140-007)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.0 GENERAL BUSINESS**

#### **3.1 COVID-19 Update**

Mayor Nigg read the title.

City Manager Nordquist presented the staff report.

Andrew Morris, resident, provided public comment.

The City Council received and filed the COVID-19 update.

**A MOTION** was made by Mayor Pro Tem Benoit seconded by Councilmember Moore to authorize the City Manager to sign a Use Permit Agreement with the County of Riverside to utilize Marna O'Brien Park as a COVID-19 testing site and to be able to make minor changes as necessary.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.2 FY 2020-21 Mid-Year Budget Report**

Mayor Nigg read the title.

Acting Administrative Services Director Howell presented the staff report.

Monty Goddard, resident, provided public comment.

**A MOTION** was made by Councilmember Moore seconded by Mayor Pro Tem Benoit to approve the Fiscal Year 2020-21 Mid-Year Budget Report, adopt a Resolution entitled:

RESOLUTION NO. 2021 - 02  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AUTHORIZING AMENDMENTS TO THE FY 2020-21  
BUDGETED REVENUES AND EXPENSES and;

Approve the following decision packages:

*Description ~ Amount*

Group Home Code Amendment ~ 10,000

Density Bonus Code Amendment ~ 10,000

Bundy Canyon/ Orange Intersection Signal Re-Wiring ~ 18,000

Traffic Signal Safety Light LED Retrofit ~ 53,000

Street Sign Replacement ~ 50,000

Fire Station 61 Septic System ~ 28,800

Fire Station 61 Captain Cabinets ~ 4, 800

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.3 Minimum Hourly Wage Updates to the Position Classification, General Salary Schedules, and Associate Engineer Classification Description**

Mayor Nigg read the title.

Acting Administrative Services Director Howell presented the staff report.

Monty Goddard, resident, provided public comment.

**A MOTION** was made by Councilmember Moore seconded by Councilmember Swanson to adopt a Resolution entitled:

RESOLUTION NO. 2021 - 03  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, UPDATING THE POSITION CLASSIFICATION  
SCHEDULE, THE GENERAL SALARY SCHEDULE RESULTING FROM  
THE INCREASE TO MINIMUM HOURLY WAGE RATE, AND  
APPROVING THE ASSOCIATE ENGINEER POSITION  
CLASSIFICATION DESCRIPTION

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

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

**3.4 Allocation of Non-Profit Replacement Funding for Fiscal Year 2020/2021**

Mayor Nigg read the title.

Planning Director Bassi presented the staff report.

Dorcas Shaktman, Temecula Assistance League, and Matthew, HOPE Food Pantry/ Dream Center Lake Elsinore, provided public comment.

**A MOTION** was made by Mayor Pro Tem Benoit seconded by Councilmember Swanson to authorize 75% of the budgeted allocation to Helping Our People in Elsinore (H.O.P.E.) and 25% of the budgeted allocation to the Temecula Assistance League; and adopt a Resolution entitled:

RESOLUTION NO. 2021 - 03  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AUTHORIZING THE BUDGETED ALLOCATION OF  
\$17,500 FOR NON-PROFIT/CDBG REPLACEMENT FUNDING FOR  
FISCAL YEAR 2020/2021



### **CITY MANAGER REPORT**

City Manager Nordquist and Economic Development Director Davidson presented the report.

### **FUTURE AGENDA ITEMS**

No future agenda items added.


### **ADJOURN THE CITY COUNCIL MEETING**

There being no further business, Mayor Nigg declared the meeting adjourned at 8:11 p.m.

Submitted by:

Approved by:

  
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Janet Morales  
City Clerk

  
\_\_\_\_\_  
Dustin Nigg  
Mayor