

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
NOVEMBER 10, 2021**

CALL TO ORDER – WORKSHOP- 3:00 P.M.

The Workshop of November 10, 2021, of the Wildomar City Council was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and was called to order by Mayor Nigg at 3:01 p.m.

City Council Roll Call showed the following:

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

Members absent: Moore

Staff in attendance: Assistant City Manager York, City Attorney Jex, City Clerk Morales, Planning Director Bassi, Administrative Services Director Howell, Project Consultant Riley, Economic Development Director Davidson, Associate Engineer Luna, Development Manager Stadnik, Associate Engineer Farag, Parks, Community Services Director Torres, Capital Project Manager Repke, Development Manager Stadnik and Associate Engineer Farag.

PUBLIC COMMENTS

There were no public comments.

0 WORKSHOP

**CALL TO ORDER AND ROLL CALL OF THE WILDOMAR
CEMETERY DISTRICT**

The Workshop of November 10, 2021, of the Wildomar Cemetery was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and was called to order by Chair Nigg at 3:04 p.m.

Cemetery Roll Call showed the following:

Members in attendance: Board Member Morabito, Swanson, Vice Chair Benoit, Chair Nigg

Members absent: Moore

Council Member/Board Member Moore arrived at 3:07 p.m.

0.1 Concept Design Presentation Wildomar Cemetery Perimeter Wall, Fencing and ADA Improvements and Palomar Street Widening Project (CIP 028-2 and CIP 067-1)

Mayor Nigg read the title.

Capital Project Manager Repke presented the staff report.

Residents Gina Castanon and Kenny Mayes provided public comment.

It was the consensus of the City Council and the Cemetery Board to receive and file the concepts presented for improvements along Palomar Street, Gruwell Street and along the Wildomar Cemetery frontage associated with the Wildomar Cemetery Perimeter Wall, Fencing and ADA Improvements and Palomar Street Widening Project (CIP 028-2 and CIP 067-1) ("Project")

A MOTION was made by Councilmember/ Trustee Swanson seconded by Councilmember/Trustee Moore to adopt a Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

MOTION carried 5-0, by the following vote:

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

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

There being no further business, Chair Nigg adjourned the Cemetery District Meeting at 3:46 p.m.

0.2 Development Impact Fee Update Presentation (CIP 023)

Mayor Nigg read the title.

Associate Engineer Farag presented the staff report.

Residents Gina Castanon and Kenny Mayes provided public comment.

It was the consensus of the City Council to receive and file the proposed updates to the City's Development Impact Fees.

ADJOURN WORKSHOP

There being no further business, Mayor Nigg adjourned the Workshop at 4:11 p.m.

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

The Closed Session of November 10, 2021, of the Wildomar City Council was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and was called to order by Mayor Pro Tem Benoit at 5:00 p.m.

City Council Roll Call showed the following:

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

Members absent: Mayor Nigg

Staff in attendance: City Attorney Jex, City Clerk Morales, Assistant City Manager York.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

City Clerk Morales read the following:

1. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Appointment.
Title: City Manager.
2. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6.

Agency representative: Changed from Dustin Nigg to Joseph Morabito

Unrepresented employee: City Manager

The City Council convened into closed session at 5:01 p.m.

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session with all members except Mayor Nigg present at 6:06 p.m.

ANNOUNCEMENTS

City Attorney Jex stated that the City Council met in Closed Session and there is no reportable action.

ADJOURN CLOSED SESSION

There being no further business, Mayor Pro Tem Benoit adjourned the closed session at 6:06 p.m.

CALL TO ORDER – REGULAR SESSION - 6:00 P.M.

The Regular Meeting of November 10, 2021, of the Wildomar City Council was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and was called to order by Mayor Pro Tem Benoit at 6:06 p.m.

City Council Roll Call showed the following:

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

Members absent: Mayor Nigg

Staff in attendance: Assistant City Manager York, City Attorney Jex, City Clerk Morales, Planning Director Bassi, Administrative Services Director Howell, Project Consultant Riley, Economic Development Director Davidson, Associate Engineer Luna, Development Manager Stadnik, Associate Engineer Farag, Parks, Community Services Director Torres, Capital Project Manager Repke, Development Manager Stadnik and Associate Engineer Farag.

The flag salute was led by Councilmember Moore.

2.0 PUBLIC HEARINGS

2.1 Second Public Hearing to Receive Input from the Community Regarding the Redrawing of Election District Boundaries

Mayor Pro Tem Benoit read the title.

Mayor Pro Tem Benoit opened the public hearing.

City Clerk Morales and Todd Tatum from the National Demographics Corporation presented the staff report.

Resident Gina Castanon with 3 minutes donated by Ruben Castanon provided public comment for a total of 6 minutes.

Resident Kenny Mayes provided public comment.

There being no further testimony, Mayor Pro Tem Benoit closed the public hearing.

It was the consensus of the City Council to receive and file the report.

PRESENTATIONS

1. Mayor Pro Tem Benoit presented the Small Business Saturday November 27, 2021 Proclamation to the Murrieta/Wildomar Chamber of Commerce.

DEPARTMENT REPORTS

1. Community Services Director Torres presented the Community Services Update.

PUBLIC COMMENTS

The following provided public comments on items not on the agenda: Ginger Greaves, Santa Rosa Plateau Nature Education Foundation, Ms. Miller, Resident Don Saunders.

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 Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)
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. Southwest Community Financing Authority (Animal Shelter)
13. Western Community Energy (WCE)
14. Ad Hoc & Subcommittees

APPROVAL OF THE AGENDA AS PRESENTED

There were no changes to the agenda as presented.

1.0 CONSENT CALENDAR

Staff requested to table agenda items # 1.9, 1.11 & 1.18.

Staff noted that Exhibit A to the Resolution for agenda item #1.7 should have been included in the agenda packet.

Miss Miller provided public comment on agenda items #1.9, 1.10, 1.11, 1.12, 1.18.

Residents Rick Harris and Richard Hooley provided public comment on agenda item #1.17.

Council Member Morabito abstained from voting on agenda item #1.10 due to a conflict of interest.

A MOTION was made by Councilmember Moore seconded by Councilmember Swanson to approve the Consent Calendar with the changes.

MOTION carried 4-0, by the following vote:

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

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances on this agenda.

1.2 Minutes- August 26, 2021 Special Meeting

Approved the minutes as presented.

1.3 Minutes- September 8, 2021 Regular Meeting

Approved the minutes as presented.

1.4 Warrant and Payroll Registers

Approved the following:

For Fiscal Year 2020-2021

1. Warrant Register dated 10-07-2021 in the amount of \$2,220.75.

For Fiscal Year 2021-2022

2. Warrant Register dated 10-07-2021 in the amount of \$99,994.67.
3. Warrant Register dated 10-14-2021 in the amount of \$185,321.23.
4. Warrant Register dated 10-21-2021 in the amount of \$595,866.29.
5. Warrant Register dated 10-28-2021 in the amount of \$78,174.43.
6. Wire Transfer Register dated 10-31-2021 in the amount of \$211,280.48.
7. Payroll Register dated 11-01-2021 in the amount of \$174,914.04.

1.5 Treasurer's Report

Approved the Treasurer's Report for September 2021.

1.6 2nd Reading of Ordinance No. 204 (ZOA No. 2021-02)

Adopted an Ordinance entitled:

ORDINANCE NO. 204
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION
IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND

APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2021-02 TO
MODIFY SECTION 17.188 (OFF-STREET VEHICLE PARKING
STANDARDS) OF THE WILDOMAR MUNICIPAL CODE RELATED TO
PARKING STANDARDS FOR SINGLE-FAMILY, MULTI-FAMILY AND
COMMERCIAL DEVELOPMENTS IN THE CITY OF WILDOMAR

1.7 2nd Reading of Ordinance No. 205 – Repealing and Replacing Chapter 8.48 (Hazardous Vegetation) of the Wildomar Municipal Code

Adopted an Ordinance entitled:

ORDINANCE NO. 205

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, REPEALING CHAPTER 8.48 (HAZARDOUS
VEGETATION) OF THE WILDOMAR MUNICIPAL CODE, AND ADDING
CHAPTER 8.48 (HAZARDOUS VEGETATION AND RUBBISH
ABATEMENT PROGRAM) TO THE WILDOMAR MUNICIPAL CODE

1.8 2nd Reading of Ordinance No. 206 – Amending and Restating Chapter 8.104 (Solid Waste Collection and Disposal) of the City of Wildomar Municipal Code

Adopt an Ordinance entitled:

ORDINANCE NO. 206

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA AMENDING AND RESTATING CHAPTER
8.104 (SOLID WASTE COLLECTION AND DISPOSAL) OF THE CITY OF
WILDOMAR MUNICIPAL CODE

1.9 Tract Map No. 32035 - McVicar Residential Project Final Map Approval, Subdivision Improvement Agreement, and Lien Agreement

Tabled to December 15, 2021.

1.10 Baxter Village Hotel and Borrow Site, Off-site and On-site Street Improvements (Grading Only) – Parcel 2 of Parcel Map No. 37941 – Rough Grading Agreement

Authorized the City Manager to execute the Rough Grading Agreements with Strata Baxter, LLC, a Delaware limited liability company for the Baxter Village Hotel and Borrow Site, Off-site and On-site Street Improvements – Parcel 2 of Parcel Map No. 37941.

1.11 Tract No. 31667 - Boulder Creek Joint Community Facilities Agreement and DIF Credit Agreement

Tabled to December 15, 2021.

1.12 Summerhill 2 KB Homes, Tentative Tract Map 37476 Rough Grading Agreement

Authorized the City Manager to execute the Rough Grading Agreement with KB Home Coastal Inc.

1.13 Resolution approving the filing of all applications associated with the Per Capita program grant funds for which the City of Wildomar is Eligible

Adopted a Resolution entitled:

RESOLUTION NO. 2021 - 66

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA APPROVING APPLICATION(S) FOR PER CAPITA GRANT
FUNDS

1.14 Third Amendment to Animal Field Services and Sheltering Agreement.

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

1.15 Position Classification Schedule Update

Adopted a Resolution entitled:

RESOLUTION NO. 2021 - 67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, UPDATING THE POSITION CLASSIFICATION
SCHEDULE, UPDATING THE ADMINISTRATIVE SERVICES
DIRECTOR, COMMUNITY SERVICES DIRECTOR, AND ACCOUNTANT
I/II/III POSITION CLASSIFICATION DESCRIPTIONS, AND PLACE THE
ACCOUNTANT I/II/III POSITION ON THE FY 2021-22 SCHEDULE OF
AUTHORIZED POSITIONS

1.16 Confirming Adoption of Riverside County Transportation Commission (RCTC) Funding Agreements No. 21-62-117-00 and 21-62-118-00SB 821 Project Grant Funding

Confirmed adoption of the following:

1. Accepted \$381,325 from the Riverside County Transportation Commission (RCTC) in SB 821 Bicycle and Pedestrian Facilities Program funding for the Bundy Canyon Road Sidewalk and Bike Lane Connectivity Project from Almond St. to Monte Vista Dr;

2. Accepted \$432,500 from the Riverside County Transportation Commission (RCTC) in SB 821 Bicycle and Pedestrian Facilities Program funding for the Palomar St. Sidewalk, Trail and Bike Lane Connectivity Project on Palomar St. from Gruwell St. to Wildomar Trail and Gruwell St. from Palomar St. to 550' North;

3. Authorized the City Manager to execute Funding Agreement No. 21-62-117-00 and 21-62-118-00 with RCTC.

1.17 Bundy Canyon Road Improvement Project – Segment 1 (CIP 026-1) Increase Contract Contingency Authorization for Approving Contract Change Orders

Increased the contingency authorization on the construction contract from 7.5% to 12.5% to allow the City Engineer to execute Contract Change Orders (CCOs) with James McMinn Inc. (JMI) for the Bundy Canyon Road Improvement Project – Segment 1 (CIP 026-1).

1.18 Horizons by Lennar Homes, Tentative Tract Map 36672 Rough Grading Agreement

Authorized the City Manager to execute the Rough Grading Agreement with Lennar Homes of California, Inc.

2.0 PUBLIC HEARINGS

2.2 Culture Cannabis Club Revised Proposal - PA No. 20-0078(R1): A proposal to expand an approved 1,440 square-foot retail cannabis business into an 835 square-foot adjacent suite bringing the total lease space to 2,275 square feet located at 33980 Mission Trail, Suite #A & B

Mayor Pro Tem Benoit read the title.

Mayor Pro Tem Benoit opened the public hearing

Planning Director Bassi presented the staff report.

Resident Gina Castanon provided public comment.

There being no testimony Mayor Pro Tem Benoit closed the public hearing.

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

RESOLUTION NO. 2021 - 68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING CONDITIONAL USE PERMIT NO. 20-0078(R1), SUBJECT TO CONDITIONS, TO EXPAND AN APPROVED 1,440 SQUARE-FOOT RETAIL CANNABIS BUSINESS INTO AN 835 SQUARE-FOOT ADJACENT SUITE BRINGING THE TOTAL LEASE SPACE TO 2,275 SQUARE FEET LOCATED AT 33980 MISSION TRAIL, SUITE #A & B (APN: 366-160-070)

MOTION carried 4-0, by the following vote:

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

A MOTION was made by Councilmember Moore seconded by Councilmember Swanson to Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 207

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF AMENDMENT #1 TO DEVELOPMENT AGREEMENT NO. 20-0078(R1) TO EXPAND AN APPROVED 1,440 SQUARE-FOOT RETAIL CANNABIS BUSINESS INTO AN 835 SQUARE-FOOT ADJACENT SUITE NOW TOTALING 2,275 SQUARE FEET LOCATED IN THE C-1/C-P (GENERAL COMMERCIAL) ZONE AT 33980 MISSION TRAIL, SUITE #A & B (APN: 366-160-070)

MOTION carried 4-0, by the following vote:

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

ABSENT: Mayor Nigg

3.0 GENERAL BUSINESS

3.1 COVID-19 Update

Mayor Pro Tem Benoit read the title.

Community Services Director Torres presented the staff report.

It was the consensus of the City Council to receive and file the report.

3.2 Permanent Supportive Housing Project Contract-Social Work Action Group (SWAG)

Mayor Pro Tem Benoit read the title.

Project Consultant Riley presented the staff report.

Resident Gina Castanon with time donated by Ruben Castanon provided public comment for a total of 6 minutes.

A MOTION was made by Councilmember Swanson seconded by Councilmember Moore to approve and authorize the City Manager to execute a contract with Social Work Action Group (SWAG) to provide permanent supportive housing (PSH) services for six (6) chronically homeless individuals in the City of Wildomar for the fiscal year 2021-22 for \$217,600, which was included in the ARPA funds (Fund115) in the biennial FY 2021-2023 budget and approved an additional one-time \$262,700 of the ARPA funds to be budgeted for the conversion of the garage at the property into a livable Accessory Dwelling Unit.

MOTION carried 4-0, by the following vote:

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

3.3 Ordinance Adding Chapter 2.44 (Campaign Contribution Limits for Elective City Offices) to the Wildomar Municipal Code

Mayor Pro Tem Benoit read the title.

City Attorney Jex and Assistant City Manager York presented the staff report.

A MOTION was made by Councilmember Moore seconded by Councilmember Morabito to introduce and waive further reading of an Ordinance Entitled:

ORDINANCE NO. 208

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 2.44 (CAMPAIGN CONTRIBUTION LIMITS FOR ELECTIVE CITY OFFICES) TO THE WILDOMAR MUNICIPAL CODE

MOTION carried 4-0, by the following vote:

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

3.4 Establishment of an Ad-Hoc Subcommittee to Evaluate Homeowner Association (HOA) Procedures for development projects in the City

Mayor Pro Tem Benoit read the title.

Planning Director Bassi presented the staff report.

A MOTION was made by Councilmember Moore seconded by Councilmember Morabito to select and approve Mayor Pro Tem Benoit and Council Member Swanson to serve on a temporary ad-hoc subcommittee to provide guidance to staff in evaluating Home Owner Association procedures for development projects in the City.

MOTION carried 4-0, by the following vote:

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

ABSENT: Mayor Nigg

3.5 City Hall Future Site Planning

Mayor Pro Tem Benoit read the title.

Assistant City Manager York presented the staff report.

Resident Gina Castanon with time donated by Ruben Castanon provided public comment for a total of 6 minutes.

Discussed the following Site Planning Options:

1. No change to site and execute the one-time 3-year lease extension; or
2. No change to site and negotiate a purchase and sale agreement; or
3. Site Location to be determined: Class A Office, build to suit.
4. City property: Factory Built offices

Consensus was to move towards option 4 on existing city property as staff work towards option 3 in the future.

3.6 Holiday Lights Home Decorating Contest 2021

Mayor Pro Tem Benoit read the title.

Community Services Director Torres presented the staff report.

A MOTION was made by Councilmember Moore seconded by Councilmember Morabito to appoint Mayor Nigg as the delegate and Council Member Morabito as the alternate to judge the contest.

MOTION carried 4-0, by the following vote:

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

CITY MANAGER REPORT

Assistant City Manager York presented the Riverside County Redistricting update and City Manager report.

FUTURE AGENDA ITEMS

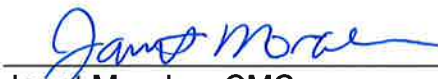
No future agenda items added.

**ADJOURN THE CITY COUNCIL MEETING TO AN ADJOURNED
REGULAR MEETING ON DECEMBER 15, 2021**

There being no further business, Mayor Pro Tem Benoit adjourned the City Council Meeting at 8:14 p.m. to an adjourned regular meeting on December 15, 2021.

Submitted by:

Approved by:



Janet Morales, CMC
City Clerk



Ben J. Benoit
Mayor