

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
AUGUST 11, 2021**

**CALL TO ORDER – CLOSED SESSION - 4:00 P.M.**

The Closed Session of August 11, 2021 of the Wildomar City Council was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and electronically pursuant to the provisions of Governor's Executive Orders N-08-21 and was called to order by Mayor Pro Tem Benoit at 4:00 p.m.

City Council Roll Call showed the following:

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

Councilmember Moore arrived at 4:03 p.m.

**Members absent:** None.

Staff in attendance: City Attorney Jex, City Clerk Morales, Assistant City Manager York and Associate Engineer Luna.

**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: Dustin Nigg  
Unrepresented employee: City Manager

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:

In re: National Prescription Opiate Litigation, MDL No. 2804 (N.D. Ohio)

The City Council convened into closed session at 4:03 p.m.

### **RECONVENE INTO OPEN SESSION**

The City Council reconvened into open session with all members present at 5:03 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 Nigg adjourned the closed session at 5:03 p.m.

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

The Regular meeting of August 11, 2021 of the Wildomar City Council was conducted in-person at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and electronically pursuant to the provisions of Governor's Executive Orders N-08-21 and was called to order by Mayor Pro Tem Benoit at 5:03 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: 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, Associate Engineer Farag, and Parks, Community Services and Cemetery District Manager Torres.

The flag salute was led by Councilmember Swanson

## **PRESENTATIONS**

1. The presentation of a Proclamation for Eagle Scout Ethan Woodfin was postponed.

## **DEPARTMENT REPORTS**

1. Assistant City Manager York introduced new City Employees: Emily Stadnik, Senior Engineer, and Ninette Eva, Associate Engineer.

2. City Clerk Morales presented the City Clerk Department update.

## **PUBLIC COMMENTS**

The following individuals provided public comment on items not on the agenda: Veronica Langworthy, resident, Mona Davis, Community Outreach Minisitry, Kenny Mayes, resident, and Don Saunders, resident.

## **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**

**A MOTION** was made by Mayor Nigg seconded by Councilmember Morabito to approve the Consent Calendar.

**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- May 26, 2021 Special Meeting**

Approved the minutes as presented.

### **1.3 Warrant and Payroll Registers**

Approved the following:

For Fiscal Year 2020-2021

1. Warrant Register dated 07-08-2021 in the amount of \$802,032.80;
2. Warrant Register dated 07-15-2021 in the amount of \$37,134.46;
3. Warrant Register dated 07-22-2021 in the amount of \$307,278.54;
4. Warrant Register dated 07-29-2021 in the amount of \$475,480.12;

For Fiscal Year 2021-2022

5. Warrant Register dated 07-08-2021 in the amount of \$10,678.71;
6. Warrant Register dated 07-15-2021 in the amount of \$12,133.64;
7. Warrant Register dated 07-20-2021 in the amount of \$2,530.25;
8. Warrant Register dated 07-22-2021 in the amount of \$17,445.28;
9. Warrant Register dated 07-29-2021 in the amount of \$228,896.92;
10. Payroll Register dated 08-01-2021 in the amount of \$205,636.13.

### **1.4 Treasurer's Report**

Approved the Treasurer's Report for June 2021.

### **1.5 2nd reading of Ordinance No. 200 - Ordinance adding Chapter 2.50 (Electronic Filing) to Title 2 (Administration and Personnel) to the**

**Wildomar Municipal Code Relating to Electronic Filing of Campaign Statements and Statements of Economic Interests**

Adopted an Ordinance entitled:

ORDINANCE NO. 200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 2.50 (ELECTRONIC FILING) TO TITLE 2 (ADMINISTRATION AND PERSONNEL) TO THE WILDOMAR MUNICIPAL CODE RELATING TO ELECTRONIC FILING OF CAMPAIGN STATEMENTS AND STATEMENTS OF ECONOMIC INTERESTS

**1.6 Homeless Encampment Cleanup Services Agreement with Discount**

Approved and authorized the City Manager to sign a contract with Discount Hauling & Cleanup Service to provide homeless encampment cleanup services related to the abatement of homeless transient camps located throughout various parts of the City of Wildomar. The term of the contract will be until June 30, 2022. The contract costs are not to exceed \$30,000.

**1.7 Resolution Designating Custodian of Records for Live Scan Services**

Adopted a Resolution entitled:

RESOLUTION NO. 2021 - 39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING DESIGNATED EMPLOYEES TO SERVE AS THE CUSTODIAN OF RECORDS FOR LIVE SCAN SERVICES

**1.8 Award of Construction Contract – Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058)**

1. Adopted a Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

2. Authorized the City Manager to execute a construction contract with All American Asphalt in the amount of \$664,622.50 for construction of the Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058).

3. Authorized the City Engineer to approve change orders not to exceed 25% of the contract amount (contingency).

**1.9 Emergency Management Services Agreement for FY 2021/22 to FY 2023/24**

Adopted a Resolution entitled:

RESOLUTION NO. 2021 - 40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE AGREEMENT WITH THE COUNTY OF RIVERSIDE AND THE CITY OF WILDOMAR FOR EMERGENCY MANAGEMENT SERVICES FROM JULY 1, 2021 TO JUNE 30, 2024

**1.10 Second Amendment of the Use Permit for COVID-19 Testing and Vaccines**

Approved and authorized the City Manager to sign the second amendment to the Use Permit for RUHS through CURATIVE to provide COVID-19 testing and vaccinations.

**2.0 PUBLIC HEARINGS**

**2.1 Oak Springs Ranch Phase 2 Apartment Project (PA 20-0044): City Council review of a Supplemental EIR, General Plan Amendment, Specific Plan Amendment, Zoning Ordinance Amendment and Plot Plan for a proposed 288-unit apartment project**

Mayor Pro Tem Benoit read the title.

Mayor Pro Tem Benoit opened the Public Hearing.

Planning Director Bassi presented the staff report.

Albia Miller and Veronica Langworthy, resident, provided public comment.

There being no further testimony, Mayor Pro Tem Benoit closed the Public Hearing.

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

RESOLUTION NO. 2021 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH# 2004071076), INCLUDING ADOPTION OF FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE OAK SPRINGS RANCH SPECIFIC PLAN AMENDMENT PROJECT (SPA NO. 340) LOCATED ON

THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550  
FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

**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 Mayor Nigg seconded by Councilmember Moore to adopt a Resolution entitled:

RESOLUTION NO. 2021 - 42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 20-0044 TO CHANGE THE EXISTING LAND USE DESIGNATIONS FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO HIGHEST DENSITY RESIDENTIAL (HHDR) AND FROM LIGHT INDUSTRIAL (LI) TO OPEN SPACE-CONSERVATION HABITAT (OS-CH) LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

**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 Moore seconded by Councilmember Swanson to introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. 202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT NO. 20-0044 FOR THE OAK SPRINGS RANCH SPECIFIC PLAN NO. 340 LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

**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 Moore seconded by Councilmember Swanson to introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. 202  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING ZONING ORDINANCE AMENDMENT NO. 2021-05 (PA 20-0044) DELETING IN ITS ENTIRETY CHAPTER 17.110 (SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 340) OF THE WILDOMAR MUNICIPAL CODE

**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 Moore seconded by Mayor Nigg to adopt a Resolution entitled:

RESOLUTION NO. 2021 - 43  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 20-0044, SUBJECT TO CONDITIONS, TO DEVELOP A 288-UNIT APARTMENT PROJECT WITHIN THE OAK SPRINGS RANCH PHASE II PROJECT AREA, INCLUDING ON-SITE OPEN SPACE/RECREATIONAL AMENITIES LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

### **3.0 GENERAL BUSINESS**

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

Mayor Pro Tem Benoit read the title.



Assistant City Manager York presented the staff report.

Veronica Langworthy, resident, provided public comment.

It was the consensus of the City Council to receive and file the COVID-19 update.

### **3.2 False Fire Alarm (Morabito)**

Mayor Pro Tem Benoit read the title.

Parks, Community Services and Cemetery District Manager Torres presented the staff report.

The City Council discussed and provided direction to staff to do more research on the false fire alarms occurring in Wildomar and provide an update on the Riverside County's false fire alarm data.

### **3.3 Re-districting and City's Five District Election System**

Mayor Pro Tem Benoit read the title.

City Attorney Jex presented the staff report.

It was the consensus of the Council to receive and file the report and to not change the City's five district election system at this time.

### **3.4 League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)**

Mayor Pro Tem Benoit read the title.

City Clerk Morales presented the staff report.

**A MOTION** was made by Councilmember Morabito seconded by Mayor Pro Tem Benoit to Ratify Mayor Nigg as the Voting Delegate and Mayor Pro Tem Benoit as one alternate and appointed Council Member Morabito as another Alternate for the League of California Cities Annual General Business Meeting.

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

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

### **3.5 Business Registration Fees/Penalties for Unregistered Businesses**

Mayor Pro Tem Benoit read the title.

Project Consultant Riley presented the staff report.

Residents Andy Morris and Kenny Mayes provided public comment.

**A MOTION** was made by Mayor Pro Tem Benoit seconded by Councilmember Morabito to waive late fees for businesses registered between 2008-2019 and forgave Business Registration Fees for years 2021 and 2022 using American Rescue Plan Act Funding.

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

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

### **3.6 RCTC Funding Agreements No. 21-62-117-00 and 21-62-118-00 SB 821 Project Grant Funding**

Mayor Pro Tem Benoit read the title.

Associate Engineer Farag presented the staff report.

Kenny Mayes, resident, provided public comment.

**A MOTION** and second to

1. Accept \$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. Accept \$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. Authorize the City Manager to execute Funding Agreement No. 21-62-117-00 and 21-62-118-00 with RCTC.

**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 report.

### **FUTURE AGENDA ITEMS**

Added: Subcommittee to discuss Homeowners Associations - Swanson

Update from MSJC regarding 2014 Measure AA Bond Funding - Morabito

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

There being no further business, Mayor Pro Tem Benoit declared the meeting adjourned at 7:02 p.m.

Submitted by:

Approved by:

  
\_\_\_\_\_  
Janet Morales  
City Clerk

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