

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
APRIL 13, 2022**

CALL TO ORDER – WORKSHOP- 3:00 P.M.

The Workshop of April 13, 2022, 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 Benoit at 3:02 p.m.

City Council Roll Call showed the following:

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

Council Member Nigg arrived at 3:44 p.m.

Members absent: Council Member 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, Senior Engineer Farag, Development Manager Stadnik, Community Services Director Torres and Senior Project Manager Repke.

PUBLIC COMMENTS

There were no public comments.

0 WORKSHOP

**0.1 Local Roadway Safety Plan (LRSP) Community Workshop,
CIP 051-1**

Mayor Benoit read the title.

Associate Engineer Luna presented staff report.

Kenneth Mayes, resident, provided public comment.

Speaker on Zoom presented public comment.

Gina Castanon, resident, provided public comment.

Don Saunders, resident, provided public comment.

It was the consensus of the City Council to receive and file the concepts presented for proposed traffic safety improvement projects throughout the City associated with the Local Roadway Safety Plan (LRSP), CIP 051-1.

ADJOURN WORKSHOP

There being no further business, Mayor Benoit adjourned the workshop at 3:49 p.m.

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

The Closed Session of April 13, 2022, 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 Benoit at 4:00 p.m.

City Council Roll Call showed the following:

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

Members absent: Council Member Moore

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

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

City Clerk Morales read the following:

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: 362-150-026 – Cross Streets: Clinton Keith Road / Salida Del Sol

Agency negotiators: Dan York

Negotiating parties: Roger Schultz, President, Mt. San Jacinto College

Under negotiation: Instruction regarding price and terms of payment.

Property: 380-050-025 – Cross Streets: Palomar Street/ South Pasadena
Agency negotiators: Dan York
Negotiating parties: Jeanne Weiler, CAFH Order at Wildomar
Under negotiation: Instruction regarding price and terms of payment.

Councilmember DePhillippo recused herself due to a conflict of interest.

The remaining City Council convened into closed session at 4:02 p.m.

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

The Special Session of April 13, 2022, 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 Benoit at 5:01 p.m.

City Council Roll Call showed the following:

Members in attendance: Council Member DePhillippo, Moore, Nigg, Mayor Pro Tern Morabito, Mayor Benoit

Members absent: None

PRESENTATIONS

The Mayor, City Council, Regional Elected Officials, staff, and community recognized former Councilmember Marsha Swanson for her years of service

ADJOURN SPECIAL SESSION

There being no further business, Mayor Benoit adjourned the Special Session at 5:30 p.m.

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session with all members present at 6:00 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 Benoit adjourned the Closed Session at 6:00 p.m.

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

The Regular meeting of April 13, 2022, 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 Benoit at 6:00 p.m.

City Council Roll Call showed the following:

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

Members absent: None

Staff in attendance: City Manager York, City Attorney Jex, City Clerk Morales, Planning Director Bassi, Administrative Services Director Howell, Economic Development Director Davidson, Project Consultant Riley, Senior Engineer Farag, Administrative Assistant I Rosales, Development Manager Stadnik, Community Services Director Torres, Senior Project Manager Repke, code Enforcement Technician Baggio.

The flag salute was led by Councilmember DePhillippo

PRESENTATIONS

1. Mayor Benoit presented a proclamation to Eagle Scouts Carson Gray and Ethan Strong.
2. Mayor Benoit presented a proclamation for DMV Donate Life Month.
3. Director Fontneau presented a Cops for Kids update
4. President Larson presented the Reality Rally Inter-City Challenge fundraiser video.
5. Specialist Munson presented the Elsinore Valley Municipal Water District drought/rebate update.

DEPARTMENT REPORTS

1. Lt. Mack presented the Police Department Update
2. Chief Olsen presented the Fire Department Update
3. Library Manager Sandra Brautigam presented the Wildomar Library update

PUBLIC COMMENTS

The following individuals provided public comment on items not listed on the agenda:

1. Desmond Young
2. Miss Miller
3. Kenneth Mayes, 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

No changes to the agenda.

1.0 CONSENT CALENDAR

City Manager York proposed changes to item #1.10 & 1.12.

Miss miller provided public comment in opposition of agenda item #1.13.

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

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

YEA: DePhillippo, Moore, Nigg, Mayor Pro Tem Morabito, Mayor Benoit
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- February 9 2022 Regular Meeting

Approved the minutes as presented.

1.3 Warrant and Payroll Registers

Approved the following:

1. Warrant Registers dated 03-03-2022 in the amount of \$921,111.21.
2. Warrant Register dated 03-10-2022 in the amount of \$174,930.59.
3. Warrant Register dated 03-17-2022 in the amount of \$482,126.76.
4. Warrant Register dated 03-24-2022 in the amount of \$228,383.81.
5. Warrant Register dated 03-31-2022 in the amount of \$764,945.68.
6. Wire Transfer Register dated 03-31-2022 in the amount of \$42,937.96.
7. Payroll Register dated 04-01-2022 in the amount of \$178,321.56.

1.4 Treasurer's Report

Approved the Treasurer's Report for February 2022.

1.5 2nd Reading of Ordinance No. 214 – The Bakery Retail Cannabis - Development Agreement No. 20-0086

Adopted an Ordinance entitled:

ORDINANCE NO. 214

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. 20-0086, SUBJECT TO CONDITIONS, TO ESTABLISH A 6,345 SQUARE-FOOT RETAIL CANNABIS BUSINESS WITHIN AN EXISTING RETAIL LEASE SPACE IN THE C-1/C-P ZONE LOCATED AT 22812 PALOMAR STREET (SUITE #100 – 103)

- 1.6 **2022 First Quarter Update - Public Works/Engineering Department**
Received and filed the 2022 First Quarter Department Update for the Public Works/Engineering Department.

- 1.7 **Notice of Completion for CIP 026-2A (Bundy Canyon Rd. House Demolition Project)**
Adopted a Resolution entitled:

RESOLUTION NO. 2022-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE HOUSE DEMOLITION FOR THE BUNDY CANYON ROAD IMPROVEMENT PROJECT, SEGMENT 2 (CIP 026-2A) AS COMPLETE, AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

- 1.8 **Inland Valley Medical Center Expansion - Precise Grading Agreement and Stormwater Management/BMP Facilities Agreement**

Authorized the City Manager to execute the Precise Grading Agreement and Stormwater Management/BMP Facilities Agreement with Universal Health Services of Rancho Springs, LLC.

- 1.9 **Award Services Agreement with Rogers Anderson Malody & Scott, LLP (RAMS) Auditing Services Contract**

Approved a three-year contract with external auditors Rogers Anderson Malody & Scott, LLP (RAMS) to provide for audit services and preparation of required reports for fiscal years 2021/22 through 2023/24 and authorized the City Manager to execute the contract.

- 1.10 **Consideration of Adoption of a City Flag Display Policy**

Adopted the City Flag Display Policy and added the Wildomar Cemetery, Fire Station #61 and Marna O'Brien Park to the list of locations under Section I.2. and II.3.

- 1.11 **Adopting an Administrative Policy: "Family Care & Medical Leave, and Pregnancy Disability Leave Policy."**

Approved the adoption of the City of Wildomar's "Family Care & Medical Leave, and Pregnancy Disability Leave Policy," and removed all references to the Family Medical Leave Act (FMLA) from the City's Personnel Rules.

- 1.12 **Establishment of Community Facilities District No. 2022-1 (Services)**

Adopted a Resolution entitled:

RESOLUTION NO. 2022 -11

RESOLUTION OF CITY COUNCIL OF THE CITY OF WILDOMAR DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-1 (SERVICES) OF THE CITY OF WILDOMAR, TO AUTHORIZE THE LEVY OF A SPECIAL TAX ON PROPERTY WITHIN THE DISTRICT TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC SERVICES

1.13 Establishment of Community Facilities District No. 2022-2 (Horizon Place)

Adopted a Resolution entitled:

RESOLUTION NO. 2022 - 13

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR, TO AUTHORIZE THE LEVY OF A SPECIAL TAX TO PAY THE COSTS OF ACQUIRING OR CONSTRUCTING CERTAIN FACILITIES AND TO PAY DEBT SERVICE ON BONDED INDEBTEDNESS

And

RESOLUTION NO. 2022 - 14

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF THE CITY OF WILDOMAR TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$10,000,000 WITHIN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

2.0 PUBLIC HEARINGS

2.1 Zoning Ordinance Amendment No. 2022-01: A proposed code amendment to require a conditional use permit for gasoline and diesel service stations with the concurrent sale of beer and wine for off-premises consumption

Mayor Benoit read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report.

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

A **MOTION** was made by Councilmember Nigg seconded by Councilmember DePhillippo to introduce and approve the first reading of an Ordinance entitled

ORDINANCE NO. 215

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 CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2022-01 TO MODIFY CHAPTERS 17.88; 17.92; 17.96; 17.108; AND 17.248 OF THE WILDOMAR MUNICIPAL CODE REQUIRING A CONDITIONAL USE PERMIT FOR GASOLINE AND DIESEL SERVICE STATIONS WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION

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

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

NAY: None

ABSTAIN: None

ABSENT: None

3.0 GENERAL BUSINESS

3.1 Ordinance Repealing and Replacing Chapter 15.40 of the Wildomar Municipal Code – Adopting International Property Maintenance Code by reference

Mayor Benoit read the title.

Code enforcement supervisor Berroteran presented the staff report.

A **MOTION** was made by Councilmember Moore seconded by Mayor Pro Tem Morabito to introduce and waive further reading of an Ordinance entitled:

ORDINANCE NO. 216

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE WILDOMAR MUNICIPAL CODE BY REPEALING CHAPTER 15.40 "UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS" AND ADDING CHAPTER 15.40

"INTERNATIONAL PROPERTY MAINTENANCE CODE"

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

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

NAY: None

ABSTAIN: None

ABSENT: None

3.2 FY 2021-22 3rd Quarter Budget Report

Mayor Benoit read the title.

Administrative Service Director Howell presented staff report.

A **MOTION** was made by councilmember Moore seconded by councilmember Nigg to approve the Fiscal Year 2021-22 3rd Quarter Report and to adopt a Resolution entitled:

RESOLUTION NO. 2022 - 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING AMENDMENTS TO THE FY 2021-22 BUDGETED REVENUES AND EXPENSES

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

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

NAY: None

ABSTAIN: None

ABSENT: None

3.3 Extension of the Temporary Use Permit (TUP) regulations for outdoor commercial activities

Mayor Benoit read the title.

Planning Director Bassi presented the staff report.

Andy Morris provided public comment in favor.

A **MOTION** was made by Mayor Benoit and seconded by Mayor Pro Tem Morabito to adopt an Uncodified Urgency Ordinance entitled:

ORDINANCE NO. 217
AN UNCODIFIED URGENCY ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WILDOMAR, CALIFORNIA, REGARDING TEMPORARY
USE PERMITS FOR OUTDOOR COMMERCIAL ACTIVITIES.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

3.4 Draft Legislative Platform

Mayor Benoit read the title.

Economic Development Director Davidson presented the staff report.

City Council provided input for the Draft Legislative Platform.

3.5 Committees, Commissions, and Boards Appointment

Mayor Benoit read the title.

City Clerk Morales presented the staff report.

A **MOTION** was made by Mayor Benoit and seconded by Mayor Pro Tem, Morabito to:

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

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

NAY: None

ABSTAIN: None

ABSENT: None

3.6 Surveillance Camera Exchange and Installation

Mayor Benoit read the title.

Community Service director Torres presented the staff report.

A **MOTION** was made by Councilmember Moore and seconded by

Councilmember Nigg to approve:

1. Return procured surveillance cameras and use credited amount towards camera units with one year storage capacity.
2. The utilization of Infinity Technologies for the installation of new cameras

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

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

NAY: None

ABSTAIN: None

ABSENT: None

MANAGER REPORT

City Manager York Presented the Staff report including COVID update and National Volunteer Week announcement.

FUTURE AGENDA ITEMS

Added:

1. Sidewalk vending policy - Moore
2. Speed reduction in the city- Benoit
3. Outdoor dining ordinance- Benoit

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Chair Benoit declared the meeting adjourned at 8:05 p.m.

Submitted by:

Approved by:



Janet Morales, CMC
City Clerk



Ben J. Benoit
Mayor