



City of Lake Elsinore
City Council Meeting
Minutes – Draft

Meeting Date:
March 26, 2024

Closed Session: 5:30 PM
Public Session: 7:00 PM

Steve Manos, Mayor
Brian Tisdale, Mayor Pro Tem
Timothy J. Sheridan, Council Member
Natasha Johnson, Council Member
Robert E. Magee, Council Member
Jason Simpson, City Manager

Cultural Center
183 N. Main Street
Lake Elsinore, CA 92530

CALL TO ORDER

The Regular Meeting of the City Council was called to order at 5:31 p.m.

ROLL CALL

Present: 5 – Council Members Sheridan, Johnson, and Magee; Mayor Pro Tem Tisdale; and Mayor Manos

Absent: 0 - None

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

There were no speakers.

CLOSED SESSION

- A. **CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov't Code Section 54956.9: (2 potential cases)

- B. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Government Code Section 54956.8)
Property: APNs: 365-030-041
Agency negotiator: City Manager Simpson
Negotiating parties: City of Lake Elsinore and Liberty Founders, LLC
Under negotiation: Price and terms of payment

- C. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Gov't Code Section 54956.8)
Property: APNs: 365-030-045
Agency negotiator: City Manager Simpson
Negotiating parties: City of Lake Elsinore and Barbara Ann Williams Trust / Sele Family Trust Dtd 11/4/16
Under negotiation: Price and terms of payment



D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov't Code Section 54956.8)

Property: APNs: 370-020-003

Agency negotiator: City Manager Simpson

Negotiating parties: City of Lake Elsinore and JLJ LP

Under negotiation: Price and terms of payment

RECONVENE/CALL TO ORDER

The Regular Meeting of the City Council reconvened and the Regular Meeting of the Successor Agency was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tisdale led the Pledge of Allegiance.

ROLL CALL

Present: 5 - Council/Agency Members Sheridan, Johnson, and Magee; Mayor Pro Tem/Vice Chair Tisdale; and Mayor/Chair Manos

Absent: 0 - None

CLOSED SESSION REPORT

City Attorney McClendon reported that the four items were discussed; however, no reportable action was taken.

PRESENTATION**1) Innovation Month**

Present a Proclamation proclaiming the month of April 2024 as "Innovation Month" in the City of Lake Elsinore.

Mayor Manos presented the Proclamation to Stephanie Stethem with the Riverside County Office of Economic Development.

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 1 MINUTE

Ace Vallejos was called to speak.

CITY COUNCIL CONSENT CALENDAR

A motion was made by Council Member Johnson, seconded by Council Member Sheridan to approve the City Council Consent Calendar. The motion Carried by the following vote:

Aye: 5 Council Members Sheridan, Johnson, and Magee; Mayor Pro Tem Tisdale; and Mayor Manos

Nay: 0 None

- 2) **Minutes of the Regular City Council Meeting of March 12, 2024 and Special City Council Meeting of March 14, 2024**
- Approve the Minutes.
- This item was approved on the City Council Consent Calendar.**
- 3) **CC Warrant Report Dated February 09, 2024, to February 29, 2024**
- Receive and file.
- This item was approved on the City Council Consent Calendar.**
- 4) **CC Investment Report February 2024**
- Receive and file the Investment Report for February 2024.
- This item was approved on the City Council Consent Calendar.**
- 5) **Agreement with GMS Elevator Services Inc. for repairing the Damaged Elevator at Rosetta Canyon Sports Park**
- Approve and authorize the City Manager to execute the Contractor Services Agreement with GMS Elevator Services Inc. for the repair of the damaged elevator at Rosetta Canyon Sports Park for a not-to-exceed amount of \$151,265.00 in such final form as approved by the City Attorney; and authorize the City Manager to execute change orders not exceeding a 10% contingency of \$15,126.50 for uncertainties and adjustments.
- This item was approved on the City Council Consent Calendar.**
- 6) **Notice of Completion on Roof Replacement for Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park (CIP Project #Z20005)**
- Accept the improvements to the Roof Replacement Projects at Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park (CIP #Z20005) completed by Don Luginbill Roofing, Inc. and authorize the City Clerk to record the Notice of Completion.
- This item was approved on the City Council Consent Calendar.**
- 7) **Notice of Completion on Roof & Window Replacement at Senior Center (CIP Project #Z20005)**
- Accept the improvements to the Senior Center Roof & Window Replacement Project (CIP #Z20005) completed by Owen James Construction Inc. and authorize the City Clerk to record the Notice of Completion.
- This item was approved on the City Council Consent Calendar.**

- 8) **Agreement with Ascent Environmental, Inc. to Prepare a New Climate Action and Adaptation Plan (CAAP)**
- Approve and authorize the City Manager to execute a Professional Services Agreement with Ascent Environmental, Inc. in an amount not to exceed \$330,000 for the preparation of a new Climate Action and Adaptation Plan in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not to exceed a 10% contingency of \$33,000 for unanticipated costs.
- This item was approved on the City Council Consent Calendar.**
- 9) **Community Service Master Plan Update Agreement with BerryDunn, LLC**
- Approve and authorize the City Manager to execute the Professional Services Agreement with BerryDunn in an amount not to exceed \$291,260 for CSD Master Plan Update in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not exceeding a 10% contingency of \$29,126 for uncertainties and adjustments.
- This item was approved on the City Council Consent Calendar.**
- 10) **Parcel Map 38195, Evergreen Commercial Development**
- Approve Parcel Map 38195 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for recordation.
- This item was approved on the City Council Consent Calendar.**
- 11) **Agreement with SAS Construction for the Concrete Footings and Foundation, Bid Set 'A' on the New City Hall Project (CIP Project #Z20006)**
- Approve and authorize the City Manager to execute a Public Works Construction Agreement with SAS Construction in an amount not to exceed \$2,690,000.00 for the concrete footings and foundation, bid set 'A', on the new City Hall Project (CIP Project #Z20006) in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not exceeding a 10% contingency of \$269,000.00 for uncertainties and adjustments.
- This item was approved on the City Council Consent Calendar.**
- 12) **Agreement with SCW Contracting Corporation for the Structural Steel, Bid Set 'B', on the New City Hall Project (CIP Project #Z20006)**
- Approve and authorize the City Manager to execute a Public Works Construction Agreement with SCW Contracting Corporation in an amount not to exceed \$5,101,924.00 for the structural steel, bid set 'B', on the new City Hall Project (CIP Project #Z20006) in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not exceeding a 10% contingency of \$510,192.00 for uncertainties and adjustments.
- This item was approved on the City Council Consent Calendar.**

SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Agency Member Johnson, seconded by Agency Member Magee to approve the Successor Agency Consent Calendar. The motion Carried by the following vote:

Aye: 5 Agency Members Sheridan, Johnson, and Magee; Vice Chair Tisdale; and Chair Mayor Manos

Nay: 0 None

13) **Minutes of the Regular Successor Agency Meeting of March 12, 2024**

Approve the Minutes.

This item was approved on the Successor Agency Consent Calendar.

14) **SA Warrant Report Dated February 09, 2024, to February 29, 2024**

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

15) **SA Investment Report for February 2024**

Receive and file the Investment Report for February 2024.

This item was approved on the Successor Agency Consent Calendar.

PUBLIC HEARINGS

16) **Extension of Time Request for Tentative Tract Map No. 38116 and Residential Design Review No. 2021-02 (Lakeside Residential Project)**

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 and Public Resources Code Section 21166, the extension of time request is within the scope of the previously adopted Mitigated Negative Declaration (MND) (ER 2021-02) (SCH NO. 2021110300) and that the preparation of any further environmental review is not required;
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO FEBRUARY 8, 2026 FOR TENTATIVE TRACT MAP NO. 38116; and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO FEBRUARY 8, 2026 FOR RESIDENTIAL DESIGN REVIEW NO. 2021-02.

The Public Hearing was opened at 7:10 p.m.

Deputy City Clerk Reyes noted that 1 written communication was received in opposition to the item, entered into the record, and distributed to the City Council.

The written communication was not made public due to confidentiality.

Community Development Director Abraham presented the staff report.

Laura Miranda was called to speak.

Ted Griswold was called to speak.

Joseph Ontiveros was called to speak.

Michele Staples was called to speak.

Matt Sauls was called to speak.

The Public Hearing was closed at 7:30 p.m.

A motion was made by Council Mayor Manos, seconded by Council Member Magee to approve staff's three recommendations. The motion Carried by the following vote:

Aye: 5 Council Members Sheridan, Johnson, and Magee; Mayor Pro Tem Tisdale; and Mayor Manos

Nay: 0 None

17) **Appeal of the Planning Commission's Action to Deny Planning Application No. 2022-02 (Ambassador Discipleship Center) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building and to establish and operate a congregate living and educational facility located at 164 and 184 South Main Street**

1. Deny the Appeal and Uphold the Planning Commission's Action to Deny Conditional Use Permit No. 2022-21 and Commercial Design Review No. 2022-14; or
2. Approve the Appeal and Reverse the Planning Commission's Action and Approve Conditional Use Permit No. 2022-21 and Commercial Design Review No. 2022-14.

The Public Hearing was opened at 7:31 p.m.

Deputy City Clerk Reyes noted that eight written communications were received, entered into the record, and distributed to the City Council and the public.

Community Development Director Abraham presented the staff report.

Applicant Brett Masters provided a Power Point presentation.

Eddy Villalobos was called to speak.

Linda Villalobos was called to speak.

Tim Fleming was called to speak.

Byron Escobar was called to speak.

Aida Escobar was called to speak.

Miguel Topete was called to speak.

Hector Zubieta was called to speak.

Ace Vallejos was called to speak.

Caitlin Hason was called to speak.

Jarred Hanson was called to speak.

Jennifer Rivera was called to speak.

Pastor Michael Ghoslin was called to speak.

Chuck Klingman was called to speak.

Linda Davis was called to speak.

William Ulrich was called to speak.

John Ulrich was called to speak.

Phil Saenz was called to speak.

Helen Jeong was called to speak.

Ben Kay was called to speak.

Aubrey Masters was called to speak.

Helen Smith was called to speak.

Kimberly Ryan was called to speak.

Renee Punzel was called to speak.

Victoria Norris was called to speak.

Bobbi Boes was called to speak.

Michelle Wallace was called to speak.

Barbara Hume was called to speak.

Linda J was called to speak.

Steve Sposato was called to speak.

Karen Hansel was called to speak.

Tom Ellis was called to speak.

Cathy Cook Templeton was called to speak.

Phil Sabordo was called to speak.

Cheri Allen was called to speak.

Richard Siems was called to speak.

George Garcia was called to speak.

Star Cardenas was called to speak.

Thomas Riggle was called to speak.

Antonia Cardenas was called to speak.

Kim Cousins was called to speak.

Blanca Valle was called to speak.

Ted Perry was called to speak.

Cindy Cardenas was called to speak.

Sebastian Nuno was called to speak.

June Johnson was called to speak.

Tim Bratton was called to speak.

Dwight Johnson was called to speak.

Chris Templeton was called to speak.

Barry Johnson was called to speak.

The Public Hearing was closed at 9:58 p.m.

A motion was made by Council Member Magee, seconded by Mayor Manos to direct staff to work with the Applicant to prepare a clear & consistent project description and prepare an initial study with the following special studies: noise, light, traffic, air quality, geotechnical for subsurface contamination, tribal consultation, and a biological assessment, and then reach the determination of the appropriate environmental document needed to comply with the California Environmental Quality Act in order to bring this project back before the Council as a new project. The motion Carried by the following vote:

Aye: 5 Council Members Sheridan, Johnson, and Magee; Pro Tem Tisdale; and Mayor Manos

Nay: 0 None

Mayor Manos called a recess at 10:03 p.m.

The meeting was reconvened at 10:11 p.m.

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - THREE MINUTES

There were no speakers.

CITY ATTORNEY COMMENTS

City Attorney McClendon had no comments.

CITY MANAGER'S COMMENTS

City Manager Simpson had no comments.

CITY COUNCIL COMMENTS/REPORTS ON MEETINGS ATTENDED

City Treasurer Castro had no comments.

Council Member Sheridan announced the T-Now meeting will be held on Wednesday, March 27th, the Board Meeting will be held on Thursday, March 28th and he will be reporting out at the next Council Meeting; announced that he will be broadcasting for the Lake Elsinore Storm and encouraged everyone to come out and listen to the broadcast which can also be accessed through MLIB.com and Storm.com; and invited the community to attend the Lake Elsinore Historical Society's second Ruth Atkins Speaker Series event on Wednesday, March 27, 2024, at 7:00 p.m. in the Cultural Center.

Council Member Johnson provided a brief update on the Southwest County Higher Education Coalition Meeting from March 26, 2024, and will give a full update at the next Council Meeting; gave an update on the lake levels and testing; spoke on the Carl Graves Scholarship Program and encouraged the Lake Elsinore Unified School District students to apply; announced the Cops for Kids Celebrity Golf Tournament on May 3, 2024 at Dos Lagos Golf Course; and thanked staffed and everyone for their comments.

Council Member Magee stated the Sports Car Club of America (SCCA) Autocross Weekend at the Diamond Stadium will be rained out and wished everyone a Happy Easter.

Mayor Pro Tem Tisdale shared what he is focusing on at the Western Riverside Council of Governments (WRCOG) meetings and thanked City Engineer Remon and his staff; reminded residents to dump rainwater collected after every rain to avoid mosquitos and to contact the Northwest Mosquito & Vector Control District for assistance with any excessive mosquitos and rodents; thanked staff for all the hard work, police and fire for keeping the community safe, and Public Works for their hard work.

Mayor Manos informed residents that the Bunny Trunk Hop and Easter Egg Hunt for this weekend are canceled due to weather; stated that the Riverside County Habitat Conservation Agency (RCHCA) did not meet; reported on his attendance at the Riverside County Airport Land Use Commission (ALUC) meeting from March 14, 2024, and the ACRE Big Box Retail Bonanza on March 19, 2024; spoke on the Connect Lake Elsinore Podcast from March 15, 2024, and encourages the community to tune in to the podcasts; invited the community to participate in the Color Run taking place April 28, 2024, from 7:00 a.m. to 12:00 p.m. at the Diamond Stadium Levee; informed residents about the traffic alert tomorrow on Main Street from 8:00 a.m. to 2:00 p.m. due to paving; and adjourned the meeting in honor of Desiree who was the wife of Council Member Dustin Nigg from the City of Wildomar.

ADJOURNMENT

The Lake Elsinore City Council adjourned at 10:23 p.m. to the next Regular meeting of Tuesday, April 9, 2024, in the Cultural Center located at 183 N. Main Street. Closed Session will commence at 5:00 p.m. or at such later time as noticed on the Agenda, and the regular Open Session business meeting will commence at 7:00 p.m.

