



City of Lake Elsinore
City Council Meeting
Minutes – Draft

Meeting Date:
May 28, 2024

Closed Session: 5:00 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 5:01 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**
Initiation of Litigation pursuant to paragraph (4) of subdivision (d) of Gov't Code Section 54956.9: 2 potential cases
- B. **CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**
(Paragraph (1) of subdivision (d) of Gov't Code Section 54956.9): City of Lake Elsinore v. Tolmasoff, et al., United States District Court Case No., 5:24-cv-00472
- C. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
(Gov't Code Section 54956.8)
Property: APN 374-172-014
Agency Negotiator: City Manager Simpson
Negotiating Parties: City of Lake Elsinore and Yeo Bai-lee, Christy Jihee Ryoo
Under Negotiation: Price and Terms of Payment
- D. **CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov't Code Section 54956.9: 1 potential case

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 Manos 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

Assistant City Attorney Mann reported that all items listed on the agenda were discussed; the City Council directed Special Counsel to initiate litigation on one matter.

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 1 MINUTE

Paulie Tehrani was called to speak.

Ace Vallejos was called to speak.

CITY COUNCIL CONSENT CALENDAR

A motion was made by Council Member Sheridan, seconded by Mayor Pro Tem Tisdale to approve the City Council Consent Calendar with Item Nos. 6, 9, and 10 being removed for discussion. 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

1) **CC Investment Report for April 2024**

Receive and file the Investment Report for April 2024.

This item was approved on the City Council Consent Calendar.

2) **CC Warrant Report Dated April 15, 2024 to April 29, 2024**

Receive and file.

This item was approved on the City Council Consent Calendar.

3) **CC Warrant Report Dated April 29, 2024 to May 10, 2024**

Receive and file.

This item was approved on the City Council Consent Calendar.

4) **Road Closures for 2024 Lake Elsinore Car Cruises**

Approve temporary road closures on Main Street and Graham Avenue as identified in the Car Cruise Traffic Plan on June 22, 2024, and July 27, 2024 from 1:30 p.m. to 8:30 p.m.

This item was approved on the City Council Consent Calendar.

5) **Ortega BESS, Revision to Conditions of Approval No. 65 and 66 Relating to Camino del Norte Improvements**

Approve revisions to Conditions of Approval No. 65 and 66 to state as follows:

65. Prior to issuance of an occupancy permit, the applicant shall relocate and reconstruct culvert headwalls and shall provide cash in lieu as determined by an Engineer's estimate for the cost of half-width improvements along Camino del Norte.
66. The engineer's estimate shall include half-width improvements such as pavement section, curb, gutter, sidewalk, relocating power poles, and other incidentals along the project's frontage.

This item was approved on the City Council Consent Calendar.

6) **Professional Services Agreement with LSA Associates, Inc. for Environmental Documentation for the Baker Street Industrial Project**

Approve and authorize the City Manager to execute an Agreement for Professional Services with LSA Associates, Inc. (LSA) to prepare California Environmental Quality Act (CEQA) compliance documents in the amount not to exceed \$310,350.00, in such final form as approved by the City Attorney.

This item was removed from the City Council Consent Calendar for discussion.

7) **Construction Contract Award for the SB-1 Main Street Pavement Rehabilitation Pedestrian Safety & Information Technology Infrastructure Project CIP No. Z10075**

1. Award the Public Works Construction Agreement for the SB-1 Main Street Pavement Rehabilitation, Pedestrian Safety & Information Technology Infrastructure Project-CIP Project No. Z-10075 to All American Asphalt; and,
2. Authorize the City Manager to execute the Agreement in the amount of \$6,452,899.35 to All American Asphalt in final form as approved by the City Attorney; and
3. Authorize the City Manager to execute change orders not to exceed 10% contingency amount of \$645,289.94; and, 4. Authorize the City Clerk to record the Notice of Completion once it is determined the work is complete and the improvements are accepted into the City maintained roadway and facilities network.

This item was approved on the City Council Consent Calendar.

8) **Amendment No. 2 to the Professional Services Agreement for Adams-Streeter Civil Engineers, Inc., for the Avenues Master Drainage Project and Pope Circle Drainage revised Scope**

Approve and authorize the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Adams-Streeter Civil Engineers, Inc., for \$59,300, to provide additional design for scope changes and construction support services plus additional 10% for unforeseen tasks for the Avenues Master Drainage Plan Improvements in final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

9) **Professional Design Services for Universally Accessible Sports Fields, Playground, and Park Amenities at Christensen Park**

Approve and authorize the City Manager to execute the Professional Design Services Agreement with Community Works Design Group, LLC in an amount not to exceed \$379,580 for design services 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 \$37,958 for uncertainties and adjustments.

This item was removed from the City Council Consent Calendar for discussion.

10) **Corydon III Project Haul Route**

Approve the request for the haul route including hours of operation for the Corydon III development project.

This item was removed from the City Council Consent Calendar for discussion.

11) **Amendment No. 2 to the Professional Services Agreement with Blais & Associates for Grant Writing and Administration Services.**

Approve and Authorize the City Manager to execute Amendment No. 2 to the Agreement for Professional Services with Blais & Associates (B&A) to provide grant writing and administration services in an amount not to exceed \$70,000 per fiscal year in such final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

12) **Second Reading of an Ordinance Approving Two Development Agreements on the Approximately 368-acre Subdivision Within Tentative Tract Map No. 31370 Located Within the Tuscany Hills Specific Plan**

Adopt by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NOS. 2024-01 (T.T. GROUP INC.) AND 2024-02 (CANADIAN PACIFIC LAND, LLC AND STRACK FARMS LAND, LLC) FOR THE APPROXIMATELY 368-ACRE SUBDIVISION PREVIOUSLY APPROVED UNDER TENTATIVE TRACT MAP NO. 31370 LOCATED WITHIN THE TUSCANY HILLS SPECIFIC PLAN.

This item was approved on the City Council Consent Calendar.

ITEMS REMOVED FROM THE CITY COUNCIL CONSENT CALENDAR FOR DISCUSSION**6) Professional Services Agreement with LSA Associates, Inc. for Environmental Documentation for the Baker Street Industrial Project**

Approve and authorize the City Manager to execute an Agreement for Professional Services with LSA Associates, Inc. (LSA) to prepare California Environmental Quality Act (CEQA) compliance documents in the amount not to exceed \$310,350.00, in such final form as approved by the City Attorney.

Community Development Director Abraham presented the staff report.

Paulie Tehrani was called to speak.

Ace Vallejos was called to speak.

A motion was made by Council Member Johnson, seconded by Council Member Magee to approve staff's recommendation. 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

9) Professional Design Services for Universally Accessible Sports Fields, Playground, and Park Amenities at Christensen Park

Approve and authorize the City Manager to execute the Professional Design Services Agreement with Community Works Design Group, LLC in an amount not to exceed \$379,580 for design services 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 \$37,958 for uncertainties and adjustments.

Community Services Director Skinner and Management Analyst Foster introduced Scott Rice, Community Works Design Group, who presented the staff report.

Paulie Tehrani was called to speak.

A motion was made by Council Member Sheridan, seconded by Council Member Magee to approve staff's recommendation. 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

10) Corydon III Project Haul Route

Approve the request for the haul route, including hours of operation for the Corydon III development project.

City Engineer Habib presented the staff report.

Theresa Bush was called to speak.
Deborah Holloway was called to speak.

Ace Vallejos was called to speak.

A motion was made by Council Member Sheridan, to table the item; however, the motion died due to a lack of second.

A motion was made by Council Member Johnson, seconded by Council Member Magee to approve staff's recommendation with the revised haul route. The motion carried by the following vote:

Aye: 4 Council Members Johnson and Magee; Mayor Pro Tem Tisdale; and Mayor Manos

Nay: 1 Council Member Sheridan

SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Vice Chair Tisdale, seconded by Agency Member Johnson 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 Manos

Nay: 0 None

13) SA Investment Report for April 2024

Receive and file the Investment Report for April 2024.

This item was approved on the Successor Agency Consent Calendar.

14) SA Warrant Report Dated April 15, 2024 to April 29, 2024

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

15) SA Warrant Report Dated April 29, 2024 to May 10, 2024

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

PUBLIC HEARING**16) Extension of Time Request for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 (Lake and Mountain Commercial Center)**

Reconsider the extension of time request for Tentative Tract Map (TTM) No. 37922, Conditional Use Permit (CUP) No. 2019-19, and Commercial Design Review (CDR) No. 2019-27, receive public comments if any, and direct staff to prepare a resolution based on the action taken by the City Council to approve or deny the extension of time request.

The Public Hearing was opened at 7:40 p.m.

Community Development Director Abraham presented the staff report.

Paulie Tehrani was called to speak.

Ace Vallejos was called to speak.

Araceli Jimenez was called to speak.

Cynthia Bushner was called to speak.

Lisa Kolieb and Stephen Jamieson spoke on behalf of the applicant.

The Public Hearing was closed at 8:21 p.m.

A motion was made by Council Member Johnson, seconded by Mayor Pro Tem Tisdale to direct staff to prepare a resolution to deny the extension of time request. The motion carried by the following vote:

Aye: 4 Council Members Sheridan, Johnson and Magee; and Mayor Pro Tem Tisdale
Nay: 1 Mayor Manos

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - THREE MINUTES

Paulie Tehrani was called to speak.

CITY ATTORNEY COMMENTS

Assistant City Attorney Mann had no comments.

CITY MANAGER'S COMMENTS

City Manager Simpson had no comments.

CITY COUNCIL COMMENTS/REPORTS ON MEETINGS ATTENDED

Council Member Magee congratulated the Councilman's Catfish Challenge winner, Steve "Bugman" Duncan; and invited the community's kids to participate in the Just 4 Kids Fishing Derby on Saturday, June 1, 2024 from 7:30 to 10:30 a.m. at the Levee.

Council Member Johnson shared her attendance at the Memorial Day Celebration at Rice Canyon Elementary School; shared updates on the Lake and algae levels; congratulated the first two of four Carl Graves Scholarship recipients, Emilia Teresa Pepe and Gezelle Madduma; congratulated and recognized Deputies Hadeen and Petersent for receiving M.A.D.D. awards; and shared updates on District 4 pavement projects which will begin construction in Fall 2024.

Council Member Sheridan shared promotions hosted by the Riverside Transit Agency; reported on his attendance at the Riverside Transit Agency Southwest Transportation Now meeting on May 22, 2024 and Riverside Transit Agency Board meeting on May 23, 2024; reported on his attendance at the Southwest Riverside County Higher Education Coalition meeting on May 27, 2024; and shared his attendance at the NAACP Branch 1034 Tribute to Mary Venerable on Saturday, May 25, 2024.

Mayor Pro Tem Tisdale reported on his attendance at the Northwest Mosquito and Vector Control District Board meeting on May 23, 2024 and the Western Riverside Council of Governments Executive Committee meeting on May 6, 2024.

Mayor Manos reported on the City's representation at the International Conference of Shopping Centers.

ADJOURNMENT

The Lake Elsinore City Council adjourned at 8:45 p.m. to the next Regular meeting of Tuesday, June 11, 2024, in the Cultural Center located at 183 N. Main Street. Closed Session will commence at 5:00 p.m. or such later time as noticed on the Agenda, and the regular Open Session business meeting will commence at 7:00 p.m.