

2) **Minutes of the Regular City Council Meeting of October 8, 2024**

Approve the Minutes.



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Candice Alvarez, MMC, City Clerk

**Date:** October 22, 2024

**Subject:** Minutes of the Regular City Council Meeting of October 8, 2024

### **Recommendation**

Approve the Minutes.

### **Attachments**

Attachment 1- Draft Minutes



## **City of Lake Elsinore**

City Council Meeting

Minutes – Draft

**Meeting Date:**

October 08, 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 5:30 p.m.

## **ROLL CALL**

**Present:** 4 - Council Members Sheridan, Johnson, and Magee; and Mayor Pro Tem Tisdale

**Absent:** 1 - Mayor Manos

## **PUBLIC COMMENTS FOR CLOSED SESSION ITEMS**

There were no speakers.

## **CLOSED SESSION - 5:30 P.M.**

### **A. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: Medcare Farms 2.0 LLC Claim dated September 9, 2024

### **B. 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

### **C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov't Code Section 54956.8)

Property: 28750 Pierce Ave; Lake Elsinore; APNs: 378-020-018, 378-020-052

Agency negotiator: City Manager Simpson

Negotiating parties: City of Lake Elsinore and John R. Hernandez Trustee of the Hernandez Family trust dated April 14, 2019

Under negotiation: Price and terms of payment

Mayor Manos arrived at 5:45 p.m.



**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**

City Attorney Leibold reported that all three items were discussed and noted that the City Council directed staff to reject the claim listed under Item No. A and no reportable action was taken on the remaining items.

**PRESENTATIONS/CEREMONIALS**

1) **Riverside County Sheriff's Office 2024 Third Quarter Statistical Update**

Lieutenant Clark presented the update.

**PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 1 MINUTE**

Kimberly Ryan was called to speak.

**CITY COUNCIL CONSENT CALENDAR**

**A motion was made by Council Member Johnson, seconded by Council Member Magee to approve the City Council Consent Calendar with Item No. 9 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

2) **Minutes of the Regular City Council Meeting of September 24, 2024**

Approve the Minutes.

**This item was approved on the City Council Consent Calendar.**

3) **CC Warrant Report Dated September 9, 2024 to September 15, 2024**

Receive and file.

This item was approved on the City Council Consent Calendar.

4) **CC Warrant Report Dated September 16, 2024 to September 22, 2024**

Receive and file.

This item was approved on the City Council Consent Calendar.

5) **Purchase of approximately 19,602 square feet of Vacant Real Property at Graham Avenue, Lake Elsinore (APNs 374-262-013 and 374-262-018) for \$195,000, plus closing costs**

Approve the purchase of approximately 0.45 acre of unimproved real property located at Graham Avenue (APNs 374-262-013 and 374-262-018) for \$195,000 plus closing costs, ratify the City Manager's execution of the Agreement and Escrow Instructions for Purchase and Sale of Real Property, and further authorize the City Manager or designee to execute such other ancillary documents as may be necessary to complete the purchase, in such final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

6) **Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year Ended June 30, 2023**

Receive and file the Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year Ended June 30, 2023.

This item was approved on the City Council Consent Calendar.

7) **Cost Allocation Plan**

Adopt and implement the Cost Allocation Plan prepared by Willdan Financial Services and approving the 19% overhead rate.

This item was approved on the City Council Consent Calendar.

8) **Approve the Side Letter to the 2021-2026 Memorandum of Understanding (MOU) with LIUNA Local 777 (LIUNA)**

Authorize the City Manager to Execute the Side Letter to the MOU with LIUNA Local 777 Amending the Changes of Benefits for Union-Represented and Non-Represented Employees for the Period of October 8, 2024, to June 30, 2026.

This item was approved on the City Council Consent Calendar.

9) **Lake Elsinore Carwash Market Analysis and Findings**

Receive and File the Lake Elsinore Carwash Market Analysis Report and Adopt the Report's Findings that the City of Lake Elsinore is oversaturated with carwash businesses.

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

- 10) **Notice of Decision – Planning Commission Approval of Planning Application No. 2019-80 for a Commercial Design Review and Two Conditional Use Permits to Develop an Approximately 3,300 sq. ft. Convenience Store with a New Gasoline Dispensing Facility and a 1,400 sq. ft. Drive-through Restaurant on a 3.57-acre portion of the Existing Ortega Oaks Plaza Located at 15890 Grand Avenue**

Receive and File the Notice of Decision for Planning Application No. 2019-80 approved by the Planning Commission on September 17, 2024.

**This item was approved on the City Council Consent Calendar.**

- 11) **Professional Services Agreement with VCS Environmental, Inc. for Environmental Documentation for the East Lake Villas Senior Living Community Project**

Approve and authorize the City Manager to execute a Professional Services Agreement with VCS Environmental, Inc. in an amount not to exceed \$71,545 to prepare California Environmental Quality Act (CEQA) Compliance documents, in such final form as approved by the City Attorney.

**This item was approved on the City Council Consent Calendar.**

- 12) **Tract No. 35337, Revision to Conditions of Approval No. 130**

Approve the revision to Conditions of Approval No. 130 to state as follows:

130. The applicant shall construct full-street improvements from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, half-width improvements from the Main Street/Camino Del Norte intersection to the northern boundary of the property and dedicate full right-of-way on Camino Del Norte such that the ultimate right-of-way width conforms to General Plan and Spyglass Specific Plan right-of-way cross sections. In addition, the City shall provide applicant impact fee credits and reimbursements, as provided in Condition of Approval No. 142. The road improvements for Camino Del Norte shall be consistent with the Traffic Analysis (revised) dated August 18, 2009 (revised) and the General Plan Circulation Element, the Spyglass Specific Plan, and shall be built to the satisfaction of the City Engineer.

**This item was approved on the City Council Consent Calendar.**

- 13) **Tract No. 31593, Revision to Conditions of Approval No. 47**

Approve revisions to Condition of Approval No. 47 to state as follows:

47. Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120th Certificate of Occupancy.

**This item was approved on the City Council Consent Calendar.**



14) **Tract Map No. 38271, Laguna Pointe**

1. Approve Final Tract Map No. 38271 subject to the City Engineer's acceptance as being true and correct;
2. Authorize the City Clerk to sign the map and arrange for recordation of Final Tract Map No. 38271; and
3. Authorize the City Manager to execute Construction Agreements for Street Improvements and Monumentation.

**This item was approved on the City Council Consent Calendar.**

15) **Landscape Maintenance Agreement Between California Department of Transportation (Caltrans) and the City of Lake Elsinore for I-15 Main Street Interchange**

Approve and authorize the Mayor to execute a Landscape Maintenance Agreement with the California Department of Transportation for the maintenance of landscape and irrigation in final form as approved by the City Attorney.

**This item was approved on the City Council Consent Calendar.**

16) **Professional Services Agreement with Albert A. Webb Associates for On-Call Traffic Engineering Services**

Approve and authorize the City Manager to execute the Professional Services Agreement with Albert A. Webb Associates for on-call traffic engineering services in the amount of \$150,598 per year for a three-year term, in such final form as approved by the City Attorney.

**This item was approved on the City Council Consent Calendar.**

17) **Amendment No. 3 to the Professional Services Agreement for Proactive Engineering Consultants (Formerly Adams Streeter Civil Engineers) for Main Street Pedestrian Safety Improvements and Information Technology Infrastructure CIP Project No. Z10075**

Approve and authorize the City Manager to execute Amendment No. 3 with Proactive Engineering Consultants (Formerly Adams Streeter Civil Engineers) for additional construction support services for the Main Street Pedestrian Safety Improvements and Information Technology Infrastructure Project in an amount not to exceed \$43,287.49 in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not exceeding a 10% contingency.

**This item was approved on the City Council Consent Calendar.**

18) **Agreement for Contractor Services with Reep Fire Protection, Inc. for Maintenance Services for Fire Protection and Backflow Services for Citywide Parks, Facilities, and LLMD's**

Approve and authorize the City Manager to execute the Agreement with Reep Fire Protection, Inc. in an amount not to exceed \$40,000.00 for Maintenance Services for Fire Protection and Backflow Services for Citywide Parks, Facilities, and LLMDs 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 \$4,000.00 for unanticipated costs.

**This item was approved on the City Council Consent Calendar.**

19) **Agreement with Commercial Door Company, Inc. for Door Repairs, Maintenance, and Emergency Services**

Approve and authorize the City Manager to execute the Agreement with Commercial Door Company, Inc. in an amount not to exceed \$30,000.00 for door repairs, maintenance, and emergency 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 \$3,000.00 for unanticipated costs.

**This item was approved on the City Council Consent Calendar.**

**ITEM REMOVED FROM THE CITY COUNCIL CONSENT CALENDAR FOR DISCUSSION**

9) **Lake Elsinore Carwash Market Analysis and Findings**

Receive and File the Lake Elsinore Carwash Market Analysis Report and Adopt the Report's Findings that the City of Lake Elsinore is oversaturated with carwash businesses.

Community Development Director Abraham presented the staff report.

**A motion was made by Council Member Johnson, seconded by Council Member Magee to receive and file the report and adopt its findings. 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

**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 Manos  
Nay: 0 None



20) **Minutes of the Regular Successor Agency Meeting of September 24, 2024**

Approve the Minutes.

**This item was approved on the Successor Agency Consent Calendar.**

21) **SA Warrant Report Dated September 16, 2024 to September 22, 2024**

Receive and file.

**This item was approved on the Successor Agency Consent Calendar.**

22) **Agreement with KPA Services, LLC for Environmental Health & Safety Monitoring at Lake Elsinore Diamond Stadium**

Approve and authorize the Executive Director to execute an Agreement with KPA Services, LLC, in an amount not to exceed \$50,000.00 for Environmental Health and Safety Monitoring at Lake Elsinore Diamond Stadium in such final form as approved by the Agency Attorney and authorize the Executive Director to execute change orders not to exceed a 10% contingency amount of \$5,000.00 for uncertainties and adjustments.

**This item was approved on the Successor Agency Consent Calendar.**

**PUBLIC COMMENTS - NON-AGENDIZED ITEMS - THREE MINUTES**

Sharon Morris was called to speak.

**CITY MANAGER'S COMMENTS**

City Manager Simpson thanked the community and local businesses for supporting the shelter with meals during the Airport Fire.

**CITY ATTORNEY COMMENTS**

City Attorney Leibold had no comments.

**CITY COUNCIL COMMENTS/REPORTS ON MEETINGS ATTENDED**

Council Member Magee shared an update on the I-15 Express Lanes Southern Extension project and encouraged residents to attend a public meeting on October 23, 2024 from 6:00 – 8:00 p.m. in the Cultural Center; shared updates on the lake levels and testing; and invited the community to attend the Autocross Challenge on Saturday, October 12, 2024 at Diamond Stadium.

Council Member Johnson reported on her attendance at the Western Riverside County Regional Conservation Authority meeting on October 7, 2024; shared information on Crotch's Bumble Bee; reported on her attendance at the Animal Friends of the Valleys Animal Shelter meeting on October 3, 2024; shared updates from the Homeless Task Force; congratulated Jeanie Corral for being awarded the Senior Legacy Award; shared updates from the City of Canyon Lake's State of the City; and congratulated the Students of the Month for September and October.

Council Member Sheridan reported on his attendance at the Riverside Transit Agency Board of Directors meeting on September 26, 2024; shared information on Measure T, which will be on the ballot in November; shared his participation in a tour of Elsinore Elementary School; and encouraged the community to participate in the Inaugural Thunder Cares Golf Tournament on Monday, October 14, 2024 at CrossCreek Golf Club in Temecula.

Mayor Pro Tem Tisdale reported on his attendance at the Western Riverside Council of Governments Executive Committee meeting on October 7, 2024; shared important election dates; shared dates and locations for Vote Centers and Ballot Drop-off Locations; expressed gratitude to the Ryans for their fundraising event and acknowledged their contributions to the community in memory of their daughter; highlighted the anniversary of a tragic event involving Hamas and emphasized support for Israel and the Jewish community; criticized governmental response to recent hurricanes and emphasized the importance of voting for officials who prioritize disaster response.

Mayor Manos announced and invited the community to attend the 2024 State of the City on October 17, 2024 from 5:30 – 8:30 p.m. at Pins and Pockets; and invited residents to participate in Trunk or Treat on Saturday, October 12, 2024 from 5:00 – 8:00 p.m. at Diamond Stadium.

### **ADJOURNMENT**

The Lake Elsinore City Council adjourned at 7:54 p.m. to the next Regular meeting of Tuesday, October 22, 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.