



CITY COUNCIL/CEMETERY DISTRICT - MEETING (CCR)

WEDNESDAY, JULY 9, 2025

Closed Session: 4:00 PM | Regular Session 6:00 PM

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Ashlee DePhilippo - Mayor/ Chair | District 5
Carlos Marquez - Mayor Pro Tem/ Vice Chair | District 1
Bridgette Moore - Council Member/ Trustee | District 4
Joseph Morabito - Council Member/ Trustee | District 3
Dustin Nigg - Council Member/ Trustee | District 2

Chris Mann, Interim City Manager/General Manager
Thomas D. Jex, City Attorney/District Counsel

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

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

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

CLOSED SESSION

Presented By: Thomas D Jex, City Attorney

RECOMMENDATION:

1. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.

Title: Interim City Manager.

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

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

ROLL CALL

Council discussion and determination on whether an absence is excused.

FLAG SALUTE

MOMENT OF SILENCE AND REFLECTION

PRESENTATIONS

1. Proclamation: Recognizing Riverside County Sheriff - Wildomar Police Captain Rayls
2. Proclamation: Parks Make Life Better Month

DEPARTMENT REPORTS

No items scheduled.

PUBLIC COMMENTS

*This is the time when the Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.*

APPROVAL OF THE AGENDA AS PRESENTED

The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes - June 11, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.2 Minutes - June 17, 2025 - Special Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.3 June 2025 City Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025:

1. Warrant Register dated 6-5-2025 in the amount of \$1,820,035.24.
2. Warrant Register dated 6-12-2025 in the amount of \$169,678.36.
3. Warrant Register dated 6-19-2025 in the amount of \$318,144.69.
4. Warrant Register dated 6-24-2025 in the amount of \$60.
5. Warrant Register dated 6-26-2025 in the amount of \$1,428,360.43.
6. Wire Transfer Register dated 6-30-2025 in the amount of \$1,092,956.71.
7. Payroll Register dated 7-1-2025 in the amount of \$491,139.29.

1.4 May 2025 City Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer's Report for May 2025.

1.5 Levy and Collection of Special Taxes within Community Facilities District No. 2013-1 (Services) for Fiscal Year 2025-26

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) FOR FISCAL YEAR 2025-26

1.6 Levy and Collection of Special Taxes within Community Facilities District No. 2022-1 (Services) for Fiscal Year 2025-26

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (SERVICES) FOR FISCAL YEAR 2025-26

1.7 Annual Levy for Community Facilities District (CFD) (Facilities/Bonded) for Fiscal Year 2025-26

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN EACH COMMUNITY FACILITIES DISTRICT LISTED BELOW FOR FISCAL YEAR 2025-26

1.8 Southwest Communities Financing Authority Fifth Amendment to the Restated Joint Powers Agreement

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Adopt and authorize the City Manager to execute the Fifth Amended and Restated Joint Powers Agreement

1.9 Amendment to Agreement with Riverside Sheriff's Office to Add One Additional Motor Deputy

Presented By: Heidi Schrader , Administrative Services Department

RECOMMENDATION:

Authorize the Mayor to Sign the First Amendment to the Agreement for Law Enforcement Services Between the City of Wildomar and the County of Riverside

1.10 Marna O'Brien Park Rubberized Play Surface, CIP 102

Location: Marna O'Brien Park (20505 Palomar St.)

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the Interim City Manager to execute a construction contract with R.E. Schultz Construction, Inc. in the amount of \$71,700 for the Marna O'Brien Park Rubberized Play Surface Project (CIP 102) (Project) and waive any informality or irregularity in the bid.

2. Authorize the Public Works Director to approve change orders not to exceed 5% of the construction contract amount, in the amount of \$3,585 (contingency).

3. Authorize the Public Works Director to execute a Task Agreement with Interwest Consulting Group, under their existing on-call services agreement with the City, in the amount of \$19,348.75 for Construction Management and Inspection services for the Projects, plus Extra Work Authorizations not to exceed \$651.25, for a total not to exceed of \$20,000.

1.11 Southern California Installation Option Application and Contract for Extension of Electric Distribution Line for the Palomar St. Widening Project (CIP 028-2)

Location: Palomar St. between Wildomar Trail and Cert St.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the Public Works Director/City Engineer to execute and submit the Southern California Edison (SCE) Applicant's Installation Option and Statement of Applicant's Contract Anticipated Costs, and the Contract for Extension of Electric Distribution Line Rule 15 (Application and Contract)

1.12 Measure AA Oversight Advisory Committee Appointments

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Appoint Carlos Hernandez, Mishael Izzy Israel, and Hannah Rinehart to the Measure AA Oversight Advisory Committee for terms ending January 2027, per the recommendation of the Finance Subcommittee.

1.13 Amendment No. 1 to Agreement for Engineering and Project Management Services with TKE Engineering, Inc. for the Bundy Canyon Rd. Improvement Projects, Segments 2 and 3

Location: Bundy Canyon Rd. (between Oak Canyon Dr. and Sunset Ave.)
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the City Manager to execute the First Amendment to the Engineering and Project Management Services Agreement with TKE Engineering, Inc.

1.14 Termination and Release of Slope Easement with Bundy I-15, LP

Location: 22181 Bundy Canyon Rd.
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the City Manager to Execute the Termination and Release of Slope Easement with Bundy I-15, LP

2. PUBLIC HEARINGS

2.1 Development Code Amendment No. 2025-01 (Cannabis)

Location: Citywide
Presented By: Robert Flores , Planning Department

RECOMMENDATION:

The Community Development (Planning) Department recommends the City Council take the following actions:

1. **DETERMINE** that Development Code Amendment No. 2025-01, and associated ordinance, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the commonsense exemption, Section 15061(b)(3) of the CEQA Guidelines.

2. **INTRODUCE** Ordinance No. ____ and conduct the first reading by title only for ordinance entitled:

ORDINANCE NO. 2025 - _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENT NO. 2025-01
AMENDING VARIOUS CHAPTERS OF THE WILDOMAR MUNICIPAL CODE
RELATED TO CANNABIS BUSINESSES

2.2 Community Service Area Charges for FY 2025-26

Location: Citywide

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING COUNTY SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2025-26

2.3 FY 2025-2026 Levy and Administration for Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated & Street Lighting Zones

Location: Citywide

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2025-2026; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2025-26

3. GENERAL BUSINESS

3.1 FY2024-25 4th Quarter Budget Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Review and approve the Fiscal Year 2024-25 4th Quarter Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2024-25 BUDGETED REVENUES AND EXPENSES

3.2 City Hall Energy Efficiency Update

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Receive update and discuss.

3.3 Metal Shipping Containers within Agricultural and Rural Residential Zones

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

The Community Development (Planning) Department recommends the City Council take one of the following actions:

1. Direct Staff to Initiate an Ordinance to modify Section 17.185.070 of the WMC regarding the placement of metal shipping containers on certain areas of land within agricultural and rural residential zones as provided; or

Alternative actions:

2. Receive the staff report with no further direction to staff; or

3. Provide alternative direction to staff as it relates to metal shipping containers.

COUNCIL COMMUNICATIONS

1. Riverside Conservation Authority (RCA)
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4. League of California Cities
5. Southern California Association of Governments (SCAG)
6. Riverside County Habitat Conservation Agency (RCHCA)
7. Western Riverside Council of Governments (WRCOG)
8. Southwest Community Financing Authority (Animal Shelter)
9. Ad Hoc & Subcommittees
10. Community events
11. Regional events
12. Chamber of Commerce

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

Future Agenda Items

RECOMMENDATION:

Title- Councilmember-Anticipated Date

1. Expand Pavement Management/Road Rehab Program for private and public roads - Marquez - Oct. 2025
- ~~2. Discuss restricting certain future uses on major corridors/ restrict gas stations & car washes - Marquez - July 2025~~
3. Street Lighting Options for neighborhoods that don't currently have lighting - Marquez - TBD
4. Discuss potential Public Safety Subcommittee - DePhillippo - TBD
5. Park Rental Policy - Morabito - Aug. 2025
6. Shed Setback from property line - DePhillippo - Sept. 2025
- ~~7. Solar/Battery back up for City Hall - DePhillippo - July 2025~~
8. Collaboration with Native Plant Network - Marquez - Aug. 2025

ADJOURN THE CITY COUNCIL MEETING

In accordance with Government Code Section 54952.3, I, Janet Morales, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

ROLL CALL

Board discussion and determination on whether an absence is excused.

PUBLIC COMMENTS

BOARD COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Board of Trustees to approve the agenda as it is herein presented, or, if it is the desire of the Board, the agenda can be reordered, added to, or have items tabled at this time.

4. CEMETERY CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

4.1 Minutes - June 11, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

4.2 June 2025 Cemetery Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025

1. Warrant Register dated 6-5-2025 in the amount of \$2,915.29.
2. Warrant Register dated 6-12-2025 in the amount of \$4,790.74.
3. Warrant Register dated 6-19-2025 in the amount of \$6,151.24.

4.3 May 2025 Cemetery Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer's Report for May 2025.

5. CEMETERY PUBLIC HEARINGS

No items scheduled.

6. CEMETERY GENERAL BUSINESS

No items scheduled.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

PARTICIPATION

NOTICE

City Council meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS

Regular City Council Meetings are held on the 2nd Wednesday of every month at 6:00 P.M., except for January, where it is held on the 3rd Wednesday of the month, in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

- 1. In Person** | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595
- 2. Cable TV** | Frontier Channel 36 or AT&T Channel 99
- 3. Watch Live** | <https://wildomar.gov/129/Agendas-Videos-Watch-Live> | Click on the "Watch Live" Meeting Link.

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the City Clerk in the basket located at the front of the chambers.
3. When the City Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Council may provide. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: Wildomar.gov. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Janet Morales, Wildomar City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at Wildomar.gov.

Janet Morales, CMC

City Clerk

Dated: July 3, 2025