



CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, JANUARY 14, 2026

REGULAR SESSION: 6:00 PM

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

Carlos Marquez - Mayor | District 1
Dustin Nigg - Mayor Pro Tem | District 2
Ashlee DePhillippo - Council Member | District 5
Bridgette Moore - Council Member | District 4
Joseph Morabito - Council Member | District 3

Chris Mann, City Manager
Thomas D. Jex, City Attorney

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

OATH OF OFFICE - 6:00 P.M.

Swear in newly appointed Mayor, Carlos Marquez and Mayor Pro Tem, Dustin Nigg

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

The City Council serves as the Board of the Wildomar Cemetery District. This meeting is convened as a meeting of both bodies.

ROLL CALL

Discussion and determination on whether an absence is excused.

FLAG SALUTE

INTRODUCTORY COMMENTS BY THE MAYOR

PRESENTATIONS

1. Recognition of the 2025 outgoing Mayor, Ashlee DePhillippo
2. 2025 Holiday Lights Contest Winners
3. Other presentations/ recognitions

DEPARTMENT REPORTS

No reports scheduled.

PUBLIC COMMENTS

*This is the time when the City 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. Public Comments are limited to 3 minutes or such other time as the Council may provide.*

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 City Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 City Council/ Cemetery District Board Minutes - December 3, 2025 - Adjourned Regular Meeting

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.2 December 2025 City Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026:

1. Warrant Register dated 11-26-2025 in the amount of \$31,385.27.
2. Warrant Register dated 12-3-2025 in the amount of \$158.00.
3. Warrant Register dated 12-4-2025 in the amount of \$307,722.94.
4. Warrant Register dated 12-11-2025 in the amount of \$698,456.07.
5. Warrant Register dated 12-18-2025 in the amount of \$526,908.81.
6. Warrant Register dated 12-22-2025 in the amount of \$14,546.48.
7. Wire Transfer Register dated 12-31-2025 in the amount of \$2,706,395.19.
8. Payroll Register dated 12-31-2025 in the amount of \$865,374.07.

1.3 December 2025 Cemetery Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026

1. Warrant Register dated 12-4-2025 in the amount of \$858.22.
2. Warrant Register dated 12-11-2025 in the amount of \$71,692.98.
3. Warrant Register dated 12-18-2025 in the amount of \$8,105.56.

1.4 November 2025 City Treasury Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the City Treasury Report for November 2025.

1.5 November 2025 Cemetery Treasury Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasury Report for November 2025.

1.6 FY2024-25 Annual Development Impact Fee Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Receive and file the Annual report for the Development Impact Fees for the Fiscal Year Ending June 30, 2025.

1.7 Service Agreement with Adventures In Cleaning, Inc., DBA The Cleaning Squad for Janitorial Services to City Facilities.

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Authorize the City Manager to execute the services agreement between the City of Wildomar and Adventures In Cleaning, Inc., DBA The Cleaning Squad, and waive any informality or irregularity in the bid.

1.8 Developer Impact Fee (DIF) Credit Agreement with KB Home Coastal for Tract No. 37156 (Camelia Townhomes)

Location: East side of Existing Palomar St. alignment, North of Washington Ave.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the City Manager to execute the DIF Credit and Reimbursement Agreements between the City of Wildomar and KB Home Coastal, Inc., a California corporation.

1.9 Task Agreement First Amendment with Interwest Consulting Group for Right of Way Acquisition Services for the Clinton Keith Rd. Widening Project (CIP 025-1)

Location: Clinton Keith Road from I-15 to Copper Craft Road

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the City Manager to approve the Task Agreement First Amendment with Interwest Consulting Group to provide additional right-of-way acquisition services for the Clinton Keith Rd. Widening Project (CIP 025-1) in the amount of \$43,727.00.

1.10 Palomar St. Widening (Phase 2) and Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) - First Amendment to Task Agreement with Interwest Consulting Group for Construction Management Services

Location: Palomar St. (Wildomar Trail to Lone Ln.), Gruwell St. (Palomar St. to Orange St.), and the Wildomar Cemetery

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the City Manager to approve the Task Order First Amendment for Construction Management Services with Interwest Consulting Group for the Palomar St. Widening (Phase 2) and Cemetery Improvements (Phase 1) Projects (CIP 028-2, 067-1) in the amount not to exceed \$125,000.

- 1.11 First Amendment to the Agreement with Absolute Security Intl Corp, DBA Absolute International Security for Security and Patrolling services.**
Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Authorize the City Manager to execute the First Amendment to the Agreement with Absolute Security Intl, DBA Absolute International Security (AIS), for providing security and patrolling services to city-owned facilities, for an amount not to exceed \$116,773.42.

- 1.12 Budget Adjustment - Federal Advocacy Services**
Presented By: Cory Gorham , City Manager's Office

RECOMMENDATION:

Approve the supplemental appropriation in the amount of \$17,250 for account 100-4120-52115 Professional & Contractual Services for the remainder of FY2025-26 and an additional supplemental appropriation in the amount of \$24,150 to be incorporated into the FY2026-27 Amended Budget.

- 1.13 Planning Commission Appointment - Councilmember DePhillippo**
Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Ratify Councilmember DePhillippo's appointment of John Hume to serve on the Planning Commission for the term ending December 2026.

- 1.14 Amendments to the Tri-Party Agreement and Agreement for Services for "The Bluffs" Specific Plan Project and associated environmental documentation (PLN 24-0048)**
Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

1. Authorize the City Manager to execute the amendment for the Tri-Party Agreement (Attachment A) between the City of Wildomar, The Bluffs at Hidden Springs, LLC, Inc. and PlaceWorks, Inc. for the preparation of The Bluffs Specific Plan (SP) document and associated environmental documentation under CEQA; and

2. Authorize the City Manager to execute the amendment for the Agreement for Services (Attachment B) between the City of Wildomar and PlaceWorks, Inc. for the preparation of an SP document and associated environmental documentation under CEQA for the Bluffs at Hidden Springs Project.

1.15 Bundy Canyon Road Improvement Project, Segment 2 - SCE Power Pole Relocation Invoice

Location: Bundy Canyon Road from Oak Creek Canyon Drive to Harvest Way
Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

Authorize City Staff to make payment to Southern California Edison (SCE) for the relocation of existing electrical facilities associated with the Bundy Canyon Road Improvement Project, Segment 2 (Project) (CIP 026-2)

3. GENERAL BUSINESS

3.1 Discussion and Adoption of 2026 City Council Goals

Presented By: Chris Mann , City Manager's Office

RECOMMENDATION:

That the City Council adopt goals for the 2026 calendar year as presented.

3.2 Budget Adjustment - Strategic Plan

Presented By: Cory Gorham , City Manager's Office

RECOMMENDATION:

Approve the supplemental appropriation in the amount of \$55,650 in account 100-4120-52115 Professional & Contractual Services.

3.3 City Council City Committees, Commissions and Boards

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Review the attached list of City committees, commissions, and boards, and update appointments and/or add or remove committees as needed.

3.4 Capital Improvement Program and Transportation Uniform Mitigation Fee (TUMF) Project Prioritization

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Receive a presentation and provide feedback and direction to staff regarding CIP and TUMF Project Prioritization.

3.5 Various Consultant Agreement Amendments for Engineering and Design Services for the Bundy Canyon Road Improvement Project, Segment 2 (CIP 026-2)

Presented By: Carlos Geronimo , Public Works/ Engineering Department

RECOMMENDATION:

1. Authorize the City Manager to execute Agreement Amendment No. 3 with Parsons Transportation Group in the amount of \$875,010 for Engineering and Design Services for Segment 2 of the Bundy Canyon Road Improvement Project (CIP 026-2).
2. Authorize the City Manager to Approve Agreement Amendment No. 2 with TKE Engineering, Inc. for Engineering and Project Management Services for Segment 2 of the Bundy Canyon Road Improvement Project (CIP 026-2).
3. Authorize the City Manager to approve Task Order proposal with Interwest Consulting Group in the amount of \$21,500 to provide additional right-of-way acquisition services for Segment 2 of the Bundy Canyon Road Improvement Project (CIP 026-2).

3.6 Introduce and conduct the first reading of an Ordinance amending Business Registration and other provisions under Title 5 and the Municipal Code.

Location: Citywide

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

1. Determine that Ordinance No. _____, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common-sense exemption, Section 15061(b) (3) of the CEQA Guidelines, under the general rule making provision.
2. Introduce and conduct the first reading by title only, based on the necessary finding within, for an ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE WILDOMAR CITY COUNCIL AMENDING SECTION 1.04.120, VARIOUS PROVISIONS OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS), AND OTHER TITLES OF THE WILDOMAR MUNICIPAL CODE TO UPDATE THE CITY'S BUSINESS REGISTRATION AND REGULATORY FRAMEWORK AND CONFORM ASSOCIATED REFERENCES

3. Direct the City Clerk to schedule the second reading of the Ordinance at the next regular City Council meeting or as soon thereafter as feasible.

3.7 Resolution Authorizing Issuance of Special Tax Bonds, Series 2026 for Community Facilities District No. 2023-1 (Avalino)
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (AVALINO) OF THE CITY OF WILDOMAR AUTHORIZING THE ISSUANCE OF ITS SPECIAL TAX BONDS, SERIES 2026 IN A PRINCIPAL AMOUNT NOT TO EXCEED TWELVE MILLION DOLLARS (\$12,000,000) AND APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

2. Authorize the issuance of the Community Facilities District 2023-1 (Avalino) Special Tax Bonds, Series 2026 in an aggregate principal not to exceed \$12,000,000 under certain parameters defined in the Resolution

3. Approve the form of the Financing Documents including the Indenture, the Bond Purchase Agreement, a Continuing Disclosure Certificate and the Preliminary Official Statement.

4. Authorize the City Manager and Finance Manager, or designees, to execute all documents related to the issuance of the Special Tax Bonds for Community Facilities District No. 2023-1 (Avalino) and the ability to make minor changes to these documents as required to carry out the financing.

2. PUBLIC HEARINGS

2.1 Establishment of Community Facilities District No. 2025-1 (Camelia)

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR, AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO

2. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$10,000,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR AND CALLING AN ELECTION THEREIN

3. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR CERTIFYING ELECTION RESULTS

4. Introduce and read by title only:

ORDINANCE NO. _____
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR AUTHORIZING THE LEVY OF SPECIAL TAXES

2.2 Establishment of Community Facilities District No. 2025-S (Services)

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR, AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO

2. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR CERTIFYING ELECTION RESULTS

3. Introduce and read by title only:

ORDINANCE NO. _____
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR AUTHORIZING THE LEVY OF SPECIAL TAXES

COUNCIL COMMUNICATIONS

This is the opportunity for the City Council to report on city and regional committees and community events.

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

NOTICE

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/Cemetery District Board Meetings are generally held on the 2nd Wednesday of every month at 6:00 P.M. The City Council adopts the meeting schedule annually.

Meeting Schedule for 2026

January 14th | February 10th | March 11th | April 8th | May 13th | June 10th | July 8th | August 12th | September 9th | October 14th | November 18th | December 9th

LOCATION

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. Watch Live**
wildomar.gov/129/Agendas-Videos-Watch-Live or stream on [YouTube.com/@CityofWildomar](https://www.youtube.com/@CityofWildomar)
- 3. Cable TV** | Frontier Channel 36 or AT&T Channel 99

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 City Council may provide. Per the Brown Act, City Council 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 x210, 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/ Cemetery District Board 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 Garcia, 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 Garcia, CMC
City Clerk*

Dated: January 8, 2026.