



CITY COUNCIL/CEMETERY DISTRICT BOARD - JOINT REGULAR MEETING

WEDNESDAY, SEPTEMBER 10, 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 Board Counsel

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

NOTICE:

City Council/ Cemetery District Board 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.

CALL TO ORDER – CLOSED SESSION**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 54956.9(d)(2) and (e)(3) to confer with legal counsel with regard to two matters of potential exposure to litigation. The Government Code claims are available for public inspection with this closed session agenda item and with agenda item#1.7.

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: 33767 Raciti Road, Wildomar CA (APN 366-320-050)

Agency negotiators: Interim City Manager Chris Mann

Negotiating parties: Mark Lamont Smith

Under negotiation: Instruction regarding price and terms of payment

3. 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 – JOINT REGULAR SESSION - 6:00 P.M.****ROLL CALL**

Council/ Board discussion and determination on whether an absence is excused.

FLAG SALUTE

MOMENT OF SILENCE AND REFLECTION

PRESENTATIONS

1. Proclamation - Constitution Week
2. Introductions: Police Captain Boydd
3. Other Recognitions/Presentations

DEPARTMENT REPORTS

Flock (ALPR) Camera Update

Presented By: Lt. Jeff Reese, Police Department

RECOMMENDATION:

Receive the update.

PUBLIC COMMENTS

*This is the time when the City Council/Cemetery District Board 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/ Cemetery District Board 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/ Cemetery District Board to approve the agenda as it is herein presented, or, if it is the desire of the City Council/Cemetery District Board, 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, Cemetery District Board, 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 - August 13, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.2 August 2025 City Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Years 2024/2025 and 2025/2026:

1. Warrant Register dated 8-7-2025 in the amount of \$711,221.40
2. Warrant Register dated 8-14-2025 in the amount of \$163,259.88
3. Warrant Register dated 8-21-2025 in the amount of \$1,281,493.29
4. Warrant Register dated 8-28-2025 in the amount of \$217,327.34
5. Wire Transfer Register dated 7-31-2025 in the amount of \$524,814.16
6. Payroll Register dated 8-1-2025 in the amount of \$498,240.70

1.3 August 2025 Cemetery Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Years 2024/2025 and 2025/2026:

1. Warrant Register dated 8-7-2025 in the amount of \$3,987.22
2. Warrant Register dated 8-14-2025 in the amount of \$793.74
3. Warrant Register dated 8-21-2025 in the amount of \$200.00
4. Warrant Register dated 8-28-2025 in the amount of \$452.18

1.4 July 2025 City Treasury Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the City Treasury Report for July 2025.

1.5 July 2025 Cemetery Treasury Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Cemetery Treasury Report for July 2025.

1.6 Development Code Amendment No. 2025-04 (Gas Stations, Car Washes, and Storage Uses) - Second Reading and Adoption of Ordinance No. 253 revising Title 17 (Development Code) of the Wildomar Municipal Code

Location: Citywide

Presented By: Robert Flores , Planning Department

RECOMMENDATION:

1. Determine that Development Code Amendment No. 2025-04, and its adopting Ordinance No. 253, are exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the commonsense exemption, Section 15061(b)(3) of the CEQA Guidelines; and

2. Conduct a second reading by title only and adopt Ordinance No. 253 amending Title 17 (Development Code) of the Wildomar Municipal Code, as entitled:

ORDINANCE NO. 253

AN ORDINANCE OF THE WILDOMAR CITY COUNCIL AMENDING WILDOMAR MUNICIPAL CODE TITLE 17 (ZONING) TO RESTRICT AND REGULATE CAR WASHES, SERVICES STATIONS, AND STORAGE FACILITIES; ENABLE THE ESTABLISHMENT OF OVERLAY ZONES; AND ESTABLISH THE HISTORIC AND DOWNTOWN OVERLAY DISTRICT

1.7 Rejection of Blackseries RV, Inc. Government Act Claim

Presented By: Thomas D Jex , City Attorney

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING THE INTERIM CITY MANAGER, OR DESIGNEE, TO TAKE ALL NECESSARY ACTIONS TO REJECT THE AUGUST 19, 2025, GOVERNMENT CLAIMS ACT CLAIM FILED BY BLACKSERIES RV, INC.; and

2. Authorize the Interim City Manager, or designee, to take all necessary actions to reject the attached Government Claims Act (Gov. Code, § 810 et seq.) (the “Act”) claim (the “Claim”) filed by Blackseries RV, Inc. (the “Claimant”) on August 19, 2025.

1.8 Consultation Services for Preparation of a Strategic Plan

Presented By: Heidi Schrader , Administrative Services Department

RECOMMENDATION:

1. Review the attached Request for Proposal for Strategic Plan Consulting Services and provide any comments to staff; and

2. Authorize staff to post the Request for Proposal on PlanetBids after making any requested amendments, for response by, and evaluation of, qualified consultants.

1.9 Resolutions Authorizing the City's Participation in Two National Opioid Litigation Settlements: (1) In re: Purdue Pharma L.P., et al., Debtors (Chapter 11), U.S. Bankruptcy Court Southern District of New York, Case No. 19-23649; and (2) In re: National Prescription Opiate Litigation, MDL No. 2804, Case No. 1:17-md-2804 (Multi-District Litigation)

Presented By: Thomas D Jex , City Attorney

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE CITY'S PARTICIPATION IN A NATIONAL LITIGATION SETTLEMENT WITH PURDUE PHARMA L.P. AND THE SACKLER FAMILY, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS FOR THE SETTLEMENT, AND DIRECTING PAYMENT OF SETTLEMENT FUNDS TO RIVERSIDE COUNTY; and

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE CITY'S PARTICIPATION IN A NATIONAL LITIGATION SETTLEMENT WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SYN PHARMA, AND ZYDUS, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS FOR THE SETTLEMENT, AND DIRECTING PAYMENT OF SETTLEMENT FUNDS TO RIVERSIDE COUNTY

1.10 Funding Agreement with the Western Riverside County Conservation Authority (RCA) for Replacement Property for the Bundy Canyon Rd. Improvement Project, Segment 2 (CIP 026-2)

Location: Bundy Canyon Rd. between Oak Canyon Dr. and The Farm Rd.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the Interim City Manager to execute the Funding Agreement between the City and RCA.

1.11 Acceptance of a Drainage Easement for the Westpark Promenade Development Project (Project 21-0075)

Location: East of the I-15, North of Catt Rd. and South of Depasqualle Rd.

Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:

Authorize the Public Works Director/City Engineer to accept a Drainage Easement Deed for the Westpark Promenade Development Project (Project 21-0075).

1.12 Establishment of Community Facilities District No. 2025-2 (Westpark Promenade)

Presented By: Heidi Schrader , Administrative Services Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2025-____
RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2025-2 (WESTPARK PROMENADE) OF THE CITY OF WILDOMAR, TO AUTHORIZE THE LEVY OF A SPECIAL TAX TO PAY THE COSTS OF ACQUIRING OR CONSTRUCTING CERTAIN FACILITIES AND TO PAY DEBT SERVICE ON BONDED INDEBTEDNESS

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025-____
RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$17,000,000 WITHIN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2025-2 (WESTPARK PROMENADE) OF THE CITY OF WILDOMAR

1.13 Sole Source for Master License Agreement with Symbium for software to comply with Senate Bill (SB) 379

Presented By: Scott Burns , Building and Safety Department

RECOMMENDATION:

Approve the sole source and authorize the Interim City Manager to execute a Master License Agreement with Symbium.

1.14 Chiquito Battery Energy Storage Facility (BESS) Community Benefit Agreement

Location: North side of Clinton Keith Road approximately 540 feet east of Grand Avenue (adjacent to the SCE Tenaja substation). APNs: 380-150-019 & 380-150-020

Presented By: Robert Flores , Planning Department

RECOMMENDATION:

Authorize the Interim City Manager to execute and enter into a Community Benefit Agreement with Chiquito Grid, LLC.

1.15 Community Development Block Grant (CDBG) 2025/2026 Supplemental Agreement for Mission Trail/Sedco Sidewalk Phase III Project (CIP 044-3)

Location: East side of Mission Trail, from Elberta Avenue to Malaga Road

Presented By: Cameron Luna , Public Works/ Engineering Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION 2025 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2025/2026 IN THE AMOUNT OF \$129,415 FOR THE SEDCO SIDEWALK PROJECT PHASE III (3.WD.23-25, CIP 044-3)

2. Approve a supplemental appropriation adding \$129,415 in expenditures and increasing budgeted revenues by \$129,415 for funds as identified in the Fiscal Impact and Account Code sections of this staff report, to allocate the necessary additional funds to the Project.

2. PUBLIC HEARINGS

No items scheduled.

3. GENERAL BUSINESS

3.1 Ordinance amending Chapter 12.12 of the Wildomar Municipal Code related to City Parks and Open-Space prohibitions.

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 12.12 (CITY PARKS AND OPEN-SPACE AREAS) OF THE WILDOMAR MUNICIPAL CODE

3.2 Health Benefit Allotment Contribution Structure

Presented By: Emily Wolf , Administrative Services Department

RECOMMENDATION:

1. Approve a Resolution entitled:

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING THE CITY'S HEALTH BENEFIT ALLOTMENT CONTRIBUTION STRUCTURE AND UPDATING THE PERSONNEL RULES TO REFLECT THE OPTION FOR CASH-IN-LIEU

2. Approve a supplemental appropriation totaling \$9,593 to cover the cost of additional health coverage for the remainder of the year which will be allocated to the funds as follows: \$804.54 in General Fund 100, \$4,412.52 in Gas Tax 200, \$735.25 in Measure AA 120, \$2,781.84 in Measure Z 690, and \$858.53 in Cemetery Fund 300.

COUNCIL/BOARD 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
13. Cemetery District Events
14. Other Events/Meetings

CITY MANAGER/GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

Future Agenda Items

RECOMMENDATION:

Title- Councilmember-Anticipated Date

1. Expand Pavement Management/Road Rehab Program for private/public roads - Marquez - Nov. 2025
2. Street Lighting Options for certain neighborhoods - Marquez - In process
3. Discuss potential Public Safety Subcommittee - DePhillippo - TBD
4. Shed Setback from property line - DePhillippo - Oct. 2025
5. Policy for private maintenance on walls due to graffiti - Morabito - TBD

ADJOURNMENT

Adjourn the meeting to an adjourned regular meeting on Monday, October 13, 2025 at 6:00 P.M.

PARTICIPATION

MEETINGS

Regular City Council/Cemetery District 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. Watch Live

Stream on Website: wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube: [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/District Board Secretary 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/Chair 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/Cemetery District Board 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/ Cemetery District Board Secretary 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 or 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, Wildomar City Clerk/District Board Secretary, 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/ District Board Secretary
Dated: September 4, 2025*