



City of Lake Elsinore
City Council Meeting

Meeting Date:
January 13, 2026

Mayor Magee
Mayor Pro Tem Sheridan
Council Member Tisdale
Council Member Manos
Council Member Carroll

Meeting Time:
Closed Session: 5:00 P.M.
Open Session: 7:00 P.M.

Cultural Center
183 N. Main Street
Lake Elsinore, CA 92530

1. CALL TO ORDER

The Regular Meetings of the City Council and the Successor Agency were called to order at 5:00 p.m.

2. ROLL CALL

Present: 5 - Council/Agency Members Tisdale, Manos, and Carroll; Mayor Pro Tem/Vice Chair Sheridan; and Mayor/Chair Magee

Absent: 0 - None

3. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

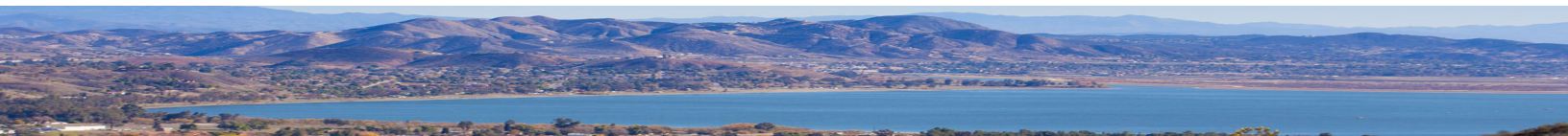
Jason Goldsbrough was called to speak.

4. CITY COUNCIL CLOSED SESSION

4.1 CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Gov't Code Section 54956.9: Two potential cases.

1. Initiation of litigation pursuant to the Eminent Domain Law (Code of Civ. Proc. Section 1230.010 et. al) for the acquisition of property located in the City of Lake Elsinore (APN 374-173-004; Owner of Record: Berthanna Taylor)
2. Initiation of litigation pursuant to the Eminent Domain Law (Code of Civ. Proc. Section 1230.010 et. al) for the acquisition of property located in the City of Lake Elsinore (APN 373-151-014; Owner of Record: Leticia Cervantes)



4.2 CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov't Code Section 54956.9: One potential case.

1. Dispute regarding Agreement for Public Works Construction (Main Street Interchange Project). The contractor, Griffith Company, asserts it is entitled to additional compensation for time-related overhead. City staff has disputed the claim for additional compensation.

5. SUCCESSOR AGENCY CLOSED SESSION**5.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov't Code Section 54956.8)

Property: APNs: Assessor's Parcel Numbers 373-210-040-0 and 373-210-042-2

Agency negotiator: City Manager Simpson

Negotiating parties: City of Lake Elsinore and Lake Elsinore Storm LP, a California limited partnership

Under negotiation: Price and terms of payment

6. RECESS

The City Council recessed into Closed Session at 5:04 p.m. Council Member Manos arrived at 5:17 p.m.

7. RECONVENE/CALL TO ORDER - 7:00 P.M.

The Regular Meetings of the City Council and the Successor Agency reconvened at 7:00 p.m.

8. PLEDGE OF ALLEGIANCE

Mayor Magee led the Pledge of Allegiance.

9. ROLL CALL

Present: 5 - Council/Agency Members Tisdale, Manos, and Carroll; Mayor Pro Tem/Vice Chair Sheridan; and Mayor/Chair Magee

Absent: 0 - None

10. CLOSED SESSION REPORT

City Attorney Leibold reported that all three items were discussed. The City Council authorized Legal Counsel to proceed with the initiation of litigation and may anticipate a Resolution of Necessity on the February 10, 2026 agenda regarding Agenda Item No. 4.1 and gave direction to Legal Counsel regarding Agenda Item No. 4.2. There was no reportable action taken on Agenda Item No. 5.1.

11. PRESENTATIONS/CEREMONIALS

12. PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 1 MINUTE

Douglas Norfolk was called to speak.

Ace Vallejos was called to speak.

13. CITY COUNCIL CONSENT CALENDAR

Moved by Mayor Pro Tem Sheridan, Seconded by Council Member Manos to approve the City Council Consent Calendar, with Council Member Carroll abstaining from voting on Agenda Item No. 13.17 and with Item No. 13.18 being removed from the City Council Consent Calendar for discussion.

Yes (5): Council Members Tisdale, Manos, and Carroll; Mayor Pro Tem Sheridan; and Mayor Magee

Carried (5 to 0)

13.1 Minutes of the Regular City Council Meeting of December 9, 2025

Approve the Minutes.

This item was approved on the City Council Consent Calendar.

13.2 CC Warrant Report Dated December 01, 2025 to December 07, 2025

Receive and file.

This item was approved on the City Council Consent Calendar.

13.3 CC Warrant Report Dated December 08, 2025 to December 14, 2025

Receive and file.

This item was approved on the City Council Consent Calendar.

13.4 CC Warrant Report Dated December 15, 2025 to December 21, 2025

Receive and file.

This item was approved on the City Council Consent Calendar.

13.5 Investment Report for November 2025

Receive and file the Investment Report for November 2025.

This item was approved on the City Council Consent Calendar.

13.6 Stadium Operation and Maintenance Agreement

1. Find that the Stadium Operation and Maintenance Agreement is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines; and
2. Approve the Stadium Operation and Maintenance Agreement Between the Successor Agency of the Redevelopment Agency of the City of Lake Elsinore in substantially the form attached and in such final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

13.7 Second Reading of an Ordinance Authorizing the Levy of Special Taxes for Annexation Proceedings for Annexation No. 27 Into Community Facilities District No. 2015-2 (Maintenance Services) for APN 377-200-045 (Ortega BESS)

Adopt by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-2 OF THE CITY OF LAKE ELSINORE (MAINTENANCE SERVICES) AMENDING ORDINANCE NO. 2016-1359 AUTHORIZING THE LEVY OF SPECIAL TAXES.

This item was approved on the City Council Consent Calendar.

13.8 City Council Meeting Dates for 2026

Review the 2026 meeting dates and approve canceling the Regular meetings of November 24 and December 22, 2026.

This item was approved on the City Council Consent Calendar.

13.9 Appointments to the Measure Z Citizens Committee and Planning Commission

Appoint Dennell Winston (District 2) and Trisha Thurmond (District 4) to serve on the Lake Elsinore Measure Z Citizens Committee for terms expiring December 31, 2027; and appoint Kyle Martin (District 4) to serve on the Lake Elsinore Planning Commission to complete a term expiring December 31, 2028.

This item was approved on the City Council Consent Calendar.

13.10 Mayor's Recommended Council Appointments

Appoint City Council Members to serve on the various Boards, Committees, Subcommittees, and Ad-Hoc Committees

This item was approved on the City Council Consent Calendar.

13.11 Agreement with Roll A Shade, LLC for Design, Purchase, and Installation of Motorized Shades System for the New City Hall Main Staircase Exterior Windows Project (CIP Project No. Z20006)

Approve and authorize the City Manager to execute a Public Works Agreement with Roll A Shade, LLC for the design, purchase and installation of the motorized shade system for the exterior windows at the main stair case in the new City Hall Project in the amount not to exceed \$72,306.25 in such final form as approved by the City Attorney; authorize the City Manager to execute change orders not to exceed the 10% contingency amount of 7,231.00 for uncertainties and adjustments; and authorize the City Clerk to record the Notice of Completion once work is completed and the work is accepted.

This item was approved on the City Council Consent Calendar.

13.12 Change Order No. 1 to Public Works' Construction Agreement with Edmondson Construction Co. for the Site Grading of the Senior Housing Project (CIP Project No. Z20026)

Approve and authorize the City Manager to execute Change Order No.1 to the agreement with Edmondson Construction Co. in an amount not to exceed \$17,688.00 for the site grading of the Senior Housing Project (CIP Project No. Z20026) in such final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

13.13 Notice of Decision - Planning Commission Approval of Planning Application No. 2023-34 (Corydon Group) for an Industrial Design Review and Conditional Use Permit to Construct Two Industrial Buildings Totaling 48,592 Sq. Ft. on a 3.04-Acre Site located within Planning Area 3 of the East Lake Specific Plan on Corydon Road

Receive and file the Notice of Decision for Planning Application No. 2023-34 approved by the Planning Commission on December 16, 2025.

This item was approved on the City Council Consent Calendar.

13.14 Notice of Decision - Planning Commission Denial of Planning Application No. 2024-08 (Walmart Gas Station) for Conditional Use Permit No. 2024-04 and Commercial Design Review No. 2024-02 for a new Walmart Gasoline Station and Convenience Store Located at 29260 Central Avenue

Receive and file the Notice of Decision for Planning Application No. 2024-08 denied by the Planning Commission on December 16, 2025.

This item was approved on the City Council Consent Calendar.

13.15 Fabrication and Installation of the Historic Downtown Main Street Gateway Signage

Approve and authorize the City Manager to execute a Contractor Services Agreement with YESCO, LLC for the fabrication and installation of the Historic Downtown Main Street Gateway Signage in an amount not to exceed \$633,892.33 in such final form as approved by the City Attorney, authorize the City Manager to execute change orders not to exceed a 10% contingency for uncertainties and adjustments, and authorize the City Clerk to record the Notice of Completion once the work is complete and the improvements are accepted.

This item was approved on the City Council Consent Calendar.

13.16 Annual On-Call Services Agreement with Amtek Construction in Support of City of Lake Elsinore Public Works Operations

Approve and authorize the City Manager to execute an Agreement with Amtek Construction in an amount not to exceed \$200,000 to Support City of Lake Elsinore Public Works Operations in such final form as approved by the City Attorney.

This item was approved on the City Council Consent Calendar.

13.17 Resolutions Reversing the Planning Commission's Action and Approving Planning Application No. 2016-112 (Kassab Travel Center Carwash) and Making Findings in support thereof to Replace the Previously Approved Drive-through Restaurant with a Proposed Express Carwash Including Vacuum Spaces

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, REVERSING THE PLANNING COMMISSION'S ACTION AND ADOPTING AN ADDENDUM TO THE KASSAB TRAVEL CENTER MITIGATED NEGATIVE DECLARATION NO. ER 2018-02 (SCH NO. 2019029048) FOR PLANNING APPLICATION NO. 2016-112 (COMMERCIAL DESIGN REVIEW NO. 2021-21 AND CONDITIONAL USE PERMIT NO. 2021-16);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, REVERSING THE PLANNING COMMISSION'S ACTION AND ADOPTING FINDINGS THAT PLANNING APPLICATION 2016-112 (COMMERCIAL DESIGN REVIEW NO. 2021-21 AND CONDITIONAL USE PERMIT NO. 2021-16) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, REVERSING THE PLANNING COMMISSION'S ACTION AND APPROVING CONDITIONAL USE PERMIT NO. 2021-16 TO ALLOW A NEW 3,600 SQUARE-FOOT EXPRESS CARWASH FACILITY INCLUDING VACUUM SPACES FOR THE KASSAB TRAVEL CENTER LOCATED AT APNS 378-030-007 AND 378-030-009; and

4. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, REVERSING THE PLANNING COMMISSION'S ACTION AND APPROVING COMMERCIAL DESIGN REVIEW NO. 2021-21 TO ALLOW A NEW 3,600 SQUARE-FOOT EXPRESS CARWASH FACILITY INCLUDING VACUUM SPACES FOR THE KASSAB TRAVEL CENTER LOCATED AT APNS 378-030-007 AND 378-030-009.

This item was approved on the City Council Consent Calendar.

13.18 Lease of an Additional 25 Automated License Plate Readers (ALPR) from Flock Group, Inc.

Approve and authorize the City Manager to lease an additional 25 Automated License Plate Reader Cameras from Flock Group, Inc. in an amount not to exceed \$87,500 annually for two years based on the sole source purchasing process noted in LEMC Section 3.08.070 (B), and in a form as approved by the City Attorney.

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

13. ITEM REMOVED FROM THE CITY COUNCIL CONSENT CALENDAR FOR DISCUSSION

13.18 Lease of an Additional 25 Automated License Plate Readers (ALPR) from Flock Group, Inc.

Approve and authorize the City Manager to lease an additional 25 Automated License Plate Reader Cameras from Flock Group, Inc. in an amount not to exceed \$87,500 annually for two years based on the sole source purchasing process noted in LEMC Section 3.08.070 (B), and in a form as approved by the City Attorney.

Douglas Norfolk was called to speak.

Ace Vallejos was called to speak.

Moved by Council Member Tisdale, Seconded by Council Member Manos to approve staff's recommendation.

Yes (5): Council Members Tisdale, Manos, and Carroll; Mayor Pro Tem Sheridan; and Mayor Magee

Carried (5 to 0)

14. SUCCESSOR AGENCY CONSENT CALENDAR

Moved by Agency Member Tisdale, Seconded by Agency Member Manos to approve the Successor Agency Consent Calendar.

Yes (5): Agency Members Tisdale, Manos, and Carroll; Vice Chair Sheridan; and Chair Magee

Carried (5 to 0)

14.1 Minutes of the Regular Successor Agency Meeting of December 9, 2025

Approve the Minutes.

This item was approved on the Successor Agency Consent Calendar.

14.2 SA Warrant Report Dated December 01, 2025 to December 07, 2025

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

14.3 SA Warrant Report Dated December 08, 2025 to December 14, 2025

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

14.4 SA Warrant Report Dated December 15, 2025 to December 21, 2025

Receive and file.

This item was approved on the Successor Agency Consent Calendar.

14.5 Investment Report for November 2025

Receive and file the Investment Report for November 2025.

This item was approved on the Successor Agency Consent Calendar.



14.6 Recognized Obligation Payment Schedule (ROPS 26-27) and Administrative Budget for the period July 1, 2026 through June 30, 2027

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and
2. Adopt A RESOLUTION OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMINISTRATIVE BUDGET FOR JULY 1, 2026 THROUGH JUNE 30, 2027.

This item was approved on the Successor Agency Consent Calendar.

14.7 Extension to Eleventh Amendment to Stadium Interim Management Agreement with the Lake Elsinore Storm, LP, and Approval of a Stadium Operation and Maintenance Agreement with the City of Lake Elsinore

1. Find that the Extension to Eleventh Amendment to Stadium Interim Management Agreement and the Stadium Operation and Maintenance Agreement are exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines; and
2. Adopt A Resolution of the Successor Agency of the Redevelopment Agency of the City of Lake Elsinore Approving an Extension to Eleventh Amendment to Stadium Interim Management Agreement Between the Successor Agency of the Redevelopment Agency of the City of Lake Elsinore and the Lake Elsinore Storm, LP and a Stadium Operation and Maintenance Agreement Between the Successor Agency of the Redevelopment Agency of the City of Lake Elsinore and the City of Lake Elsinore.

This item was approved on the Successor Agency Consent Calendar.

15. PUBLIC HEARINGS

16. BUSINESS ITEMS

16.1 Approval of a Joint Community Facilities Agreement and an Acquisition, Construction and Funding Agreement for Community Facilities District No. 2015-4 (Terracina) and Authorizing the Issuance of its Special Tax Bonds, Series 2026

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT OF THE CITY OF LAKE ELSINORE NO. 2015-4 (TERRACINA) 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; and

2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT AND AN ACQUISITION, CONSTRUCTION, AND FUNDING AGREEMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2015-4 OF THE CITY OF LAKE ELSINORE (TERRACINA).

Brian Forbath, Bond Counsel, presented the staff report.

There were no speakers.

Moved by Council Member Manos, Seconded by Council Member Carroll to approve staff's recommendations.

Yes (5): Council Members Tisdale, Manos, and Carroll; Mayor Pro Tem Sheridan; and Mayor Magee

Carried (5 to 0)

16.2 Adoption of the Master Plan for the Recreation Department

Adopt the City of Lake Elsinore Recreation Department Master Plan and ask the consultant to include a special needs park and lake water quality in the report.

Recreation Director Skinner introduced Nikki Ginger and Elsa Fischer from BerryDunn and Randall Kopff from Kiberly Horn, who presented the staff report.

There were no speakers.

Moved by Mayor Pro Tem Sheridan, Seconded by Council Member Manos to adopt the City of Lake Elsinore Recreation Department Master Plan and ask the consultant to include a special needs park and lake water quality in the report.

Yes (5): Council Members Tisdale, Manos, and Carroll; Mayor Pro Tem Sheridan; and Mayor Magee

Carried (5 to 0)

17. PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 3 MINUTES

Boyd Graham was called to speak.

18. CITY MANAGER COMMENTS

City Manager Simpson had no comments.

19. CITY ATTORNEY COMMENTS

City Attorney Leibold had no comments.

20. CITY COUNCIL COMMENTS/REPORTS ON MEETINGS ATTENDED

Council Member Carroll shared his experience attending Donuts with Santa at Diamond Stadium; thanked residents for their Christmas light displays; and shared photos from the Alberhill Christmas Party.

Council Member Tisdale addressed public comments; shared information and updates from the Western Riverside Council of Governments; advised that the public draft of the City's Climate Action and Adaptation Plan is now available on the City's website for review and feedback; reminded residents to use the Northwest Mosquito and Vector Control District's services; and shared a video highlighting his term as Mayor in 2025.

Council Member Manos recognized Dennell Winston and asked her to introduce herself; and addressed public comments.

Mayor Pro Tem Sheridan noted that he, City Manager Simpson, and Economic Development Director Gonzalez met with the Downtown Merchants Association; reported on his attendance at the Riverside Transit Agency Board of Directors meeting on December 18, 2025; and invited the community to attend a Ruth Atkins Speaker Series event featuring Jim Ninckley at 7:00 p.m. on March 25, 2026 in the Lake Elsinore Cultural Center.

Mayor Magee reported on his attendance at the Western Riverside County Regional Conservation Authority meeting on January 5, 2026; shared his participation in the 2025 Santa Dash; and adjourned the meeting in remembrance of Deputy Darnell Calhoun.

21. ADJOURNMENT

The Lake Elsinore City Council adjourned at 8:11 p.m. to the next Regular meeting of Tuesday, January 27, 2026 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.

Candice Alvarez, MMC
City Clerk