



Minutes
Rolling Hills City Council
Monday, September 22, 2025
Regular Meeting 7:00 p.m.

1. Call To Order

The City Council of the City of Rolling Hills met in person on the above date at 7:01 p.m. Mayor Pieper presiding.

2. Roll Call

Councilmembers Present:

Mirsch, Wilson, Black, Dieringer, Mayor Pieper

Councilmembers Absent:

Staff Present:

Karina Bañales, City Manager

Christian Horvath, Assistant to the City Manager / City Clerk

Samantha Crew, Management Analyst

Reina Schaetzel, Willdan Contract Senior Planner

Nicolas Papajohn, City Attorney

3. Pledge Of Allegiance – Councilmember Mirsch

4. Presentations / Proclamations / Announcements – None

5. Approve Order of the Agenda

Motion by Councilmember Black, seconded by Mayor Pro Tem Dieringer to approve the order of the agenda. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper

NOES: None

ABSENT: None

6. Blue Folder Items (Supplemental) – None

Motion by Councilmember Black, seconded by Mayor Pro Tem Dieringer to receive and file Blue Folder Items 12A and 13A. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper

NOES: None

ABSENT: None

7. Public Comment on Non-Agenda Items – None

8. Consent Calendar

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of September 22, 2025

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

8.C. Approve the following Minutes of August 25, 2025: City Council Regular and Special Meetings; September 11, 2025: Special Meeting

8.D. Payment of Bills

Motion by Councilmember Mirsch, seconded by Councilmember Wilson to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

9. Excluded Consent Calendar Items – None

10. Commission Items

10.A. Zoning Case No. 24-149: Site Plan Review for construction of a new garage with workshop, non-exempt grading and other improvements; Conditional Use Permit for a detached mixed-use accessory structure (garage with workshop) greater than 200 square feet, and a variance for site disturbance of more than 40% and finding the project categorically exempt from the California Environmental Quality Act for location at 3 Outrider Road (Hoyler & Adams) (Lot 29-A-EF)

Presentation by Willdan Contract Senior Planner Schaetzel

Motion by Councilmember Mirsch, seconded by Councilmember Wilson to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

11. Public Hearings – None

12. Discussion Items

12.A. Receive and file an update on the Emergency Outdoor Siren Notification System project; Authorize the City Manager to seek easement licensing from the Rolling Hills Community Association on the two proposed locations at Upper Blackwater and Portuguese Bend Road (Garden Triangle) and Chesterfield cul-de-sac; and provide direction on a third (or fourth) pole location

Presentation by Management Analyst Crew
HQE CEO Qais Alkurdi

Public Comment: Darrin Del Conte, Marc Ellers, Bill Dilfer, Danica Iannitti, Martha Bernadette, Faustino Bernadette, Cheryl Marcz, Kathleen Hughes

Motion by Mayor Pieper, seconded by Councilmember Black directing staff to proceed with seeking easement licensing from the Rolling Hills Community Association for the Upper Blackwater Canyon and Portuguese Bend Road Garden Triangle location; explore options for shorter, multiple pole locations in or around the proposed Chesterfield sound propagation area; proceed with staking for Dig Alert at Southfield/Ringbit Road West intersection, Southfield/Flying Mane intersection, and in the Flying Triangle on

Portuguese Bend Road just north of Ranchero Road; and say no to a camouflage option. Motion carried with the following vote:

AYES: Mirsch, Black, Dieringer, Mayor Pieper
NOES: Wilson
ABSENT: None

13. Matters From the City Council

13.A. Approval of Traffic Commission appointment to complete the current term beginning January 2, 2024 and expiring January 1, 2028

Presentation by Assistant to the City Manager / City Clerk Horvath

Motion by Councilmember Black, seconded by Mayor Pro Tem Dieringer appointing Roger Hawkins to serve on the Traffic Commission on the condition that he recuse himself from any issues related to Crest Road. Motion failed with the following vote:

AYES: Black, Dieringer
NOES: Mirsch, Wilson, Mayor Pieper
ABSENT: None

Motion by Councilmember Black, seconded by Councilmember Mirsch appointing Bill Varner to serve on the Traffic Commission. Motion carried with the following vote:

AYES: Mirsch, Wilson, Black, Mayor Pieper
NOES: Dieringer
ABSENT: None

Councilmember Black left the dais at 9:14 p.m.

14. Matters From Staff

14.A. Receive a verbal update on the Rolling Hills Tennis Courts ADA improvements and potential access during construction

Presentation by Assistant to the City Manager / City Clerk Horvath
City Manager Bañales

Public Comment: Dustin McNabb

Motion by Councilmember Wilson seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Dieringer, Mayor Pieper
NOES: None
ABSENT: Black

14.B. Receive an update on the California Governor's Office of Emergency Services (CalOES) Voluntary Buyout Program

Presentation by Management Analyst Crew

Motion by Mayor Pro Tem Dieringer, seconded by Councilmember Mirsch to receive and file the determination letter from the California Governor's Office of Emergency Services regarding the City of Rolling Hills' potential participation in the Hazard Mitigation Program; and direct staff to formally close out the draft Notice of Interest submitted in May 2025, thereby concluding the City's application process for this funding cycle. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Dieringer, Mayor Pieper
NOES: None
ABSENT: Black

Councilmember Mirsch request a thank you letter be sent to CalOES Assistant Director, Hazard Mitigation Robyn Fennig

14.C. Receive a verbal update on Planning Department Recruitment(s)

Presentation by City Manager Bañales

Motion by Mayor Pieper, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Dieringer, Mayor Pieper
NOES: None
ABSENT: Black

15. Recess To Closed Session – None

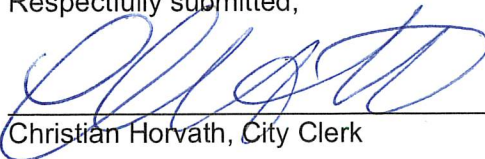
16. Reconvene To Open Session – None

17. Adjournment: 9:58 p.m.

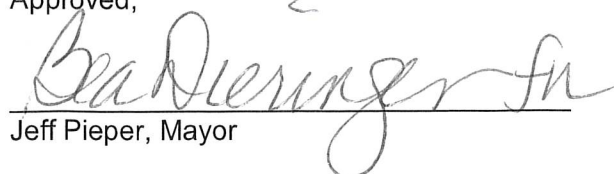
The meeting was adjourned at 9:58 p.m. on September 22, 2025. The next regular meeting of the City Council is scheduled to be held on Monday, October 13, 2025 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: <https://www.rolling-hills.org/government/agenda/index.php>

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Jeff Pieper, Mayor