

ACTION MINUTES

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
FEBRUARY 13, 2024 - 6:00 PM**

CLOSED SESSION - 4:30 PM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the acquisition of certain property interests, including permanent easements and temporary construction easements on five properties described below in connection with the public improvements required for the Altair Specific Plan Community ("Project"). The negotiators for the City are Patrick Thomas and Ron Moreno. The negotiators for the respective real property interests are set forth below.

(i) The acquisition of certain property interests from the real property located at 28481 Rancho California Road in the City of Temecula (APN 921-281-011). Specifically, the City seeks to acquire an approximate 5,487 square foot permanent easement and an approximate 3,757 square foot temporary construction easement. The negotiating parties are the City of Temecula and the property owner GGG Partnership, LP. Under negotiations are price and terms of the acquisition of these property interests.

(ii) The acquisition of certain property interests from the real property located in the City of Temecula (No Situs Address) (APN 921-280-002). Specifically, the City seeks to acquire an approximate 1,016 square foot permanent easement and an approximate 427 square foot temporary construction easement. The negotiating parties are the City of Temecula and the property owner SPX Investment, LLC. Under negotiations are price and terms of the acquisition of these property interests.

(iii) The acquisition of certain property interests from the real property located at 28751 Rancho California Road in the City of Temecula (APN 921-280-003). Specifically, the City seeks to acquire an approximate 414 square foot permanent easement and an approximate 396 square foot temporary construction easement. The negotiating parties are the City of Temecula and the property owner First & Center, LLC. Under negotiations are price and terms of the acquisition of these property interests.

(iv) The acquisition of certain property interests from the real property located at 28545 Felix Valdez Avenue in the City of Temecula (APN 921-281-006). Specifically, the City seeks to acquire an approximate 402 square foot temporary construction easement. The negotiating parties are the City of Temecula and the property owners Richard M. Alvarez and Linda Lopez-Alvarez. Under negotiations are price and terms of the acquisition of these property interests.

(v) The acquisition of certain property interests from the real property located at 28381 Vincent Moraga in the City of Temecula (APN 921-281-021). Specifically, the City seeks to acquire an approximate 4,237 square foot permanent easement and an approximate 16,335 square foot temporary construction easement. The negotiating parties are the City of Temecula and the property owner Westcore Gemini VM, LLC. Under negotiations are price and terms of the acquisition of these property interests.

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION. The City Council convened in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to two matters of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

LABOR NEGOTIATIONS — The City Council convened in closed session with its designated representatives to discuss labor negotiations pursuant to Government Code Section 54957.6. The City's designated representatives are City Manager Aaron Adams, City Attorney Peter Thorson, Assistant City Manager Kevin Hawkins, Director of Finance Jennifer Hennessy, Director of Human Resources and Risk Management Isaac Garibay, Deputy City Manager Luke Watson and Senior Human Resources Analyst Becky Obmann. The employee organization is the California Teamsters Public, Professional and Medical Employees Union Local 911.

CITY MANAGER ANNUAL PERFORMANCE EVALUATION. The City Council convened in closed session pursuant to Government Code Sections 54957 and 54957.6 to evaluate the performance of the City Manager and establish goals and performance objectives for the next year as required by the City Manager's Employment Agreement.

CALL TO ORDER at 6:00 PM: Mayor James Stewart

INVOCATION: Bishop Terrence Hundley of The Place City of Miracles

FLAG SALUTE: Mayor James Stewart

ROLL CALL: Alexander, Kalfus, Schwank, Stewart

PRESENTATIONS

Presentation of 2024 Community Leader Award of Distinction for Ed Morel
Presentation by Gillian Larson Regarding Reality Rally

BOARD / COMMISSION REPORTS

Planning Commission and Traffic Safety Commission

PUBLIC SAFETY REPORT

County of Riverside, Riverside County Sheriff's Department

PUBLIC COMMENTS - NON-AGENDA ITEMS

The following individual(s) addressed the City Council:

- Mark Swearingin
- Arch Aitcheson
- Bernard Budney
- Tammy Marine
- Laurel LaMont
- Melissa Bourbonnais

PUBLIC COMMENTS - AGENDA ITEMS

The following individual(s) addressed the City Council:

- Pam Nelson (Item #4)

All electronic comments received were made a part of the record of the meeting.

CITY COUNCIL REPORTS

CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (4-0): Motion by Schwank, Second by Kalfus. The vote reflected unanimous approval.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

2. Approve Action Minutes of January 23, 2024 and February 6, 2024

Recommendation: That the City Council approve the action minutes of January 23, 2024 and February 6, 2024.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

4. Adopt Resolution Approving Agreement Pursuant to Government Code Section 66462.5 Between City of Temecula and SB Altair, LLC and Brookfield Temecula, LLC Regarding Acquisition of Property Interests in Connection with Vincent Moraga Improvements

Recommendation: That the City Council take the following actions:

1. Adopt a resolution entitled:

RESOLUTION NO. 2024-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462.5 BETWEEN SB ALTAIR, LLC, AND BROOKFIELD TEMECULA, LLC AND CITY OF TEMECULA FOR ACQUISITION OF CERTAIN PROPERTY INTERESTS (VINCENT MORAGA IMPROVEMENTS)

2. Authorize the City Manager to execute all necessary documents and take all steps necessary to effectuate the purposes of the Agreement.

5. Approve Landscape Maintenance Agreement with State of California Department of Transportation for Maintenance of I-15/SR-79 South Interchange Enhanced Landscaping, PW17-19

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2024-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF TEMECULA FOR THE MAINTENANCE OF THE I-15/SR-79 SOUTH INTERCHANGE ENHANCED LANDSCAPING

6. Approve Grant of Easement on Portion of Assessor's Parcel Number 921-020-079, Field Operations Center, to Southern California Edison for Electric Vehicles Charging Station Project, PW21-09

Recommendation: That the City Council:

1. Approve a Grant of Easement on a portion of Assessor's Parcel Number 921-020-079, Field Operations Center, to Southern California Edison; and

2. Authorize the Mayor to sign the Grant of Easement.

7. Approve Plans and Specifications and Authorize Solicitation of Construction Bids for the Southside Parking Lot Reconfiguration, PW15-07

Recommendation: That the City Council approve the plans and specifications and authorize the Department of Public Works to solicit construction bids for the Southside Parking Lot Reconfiguration, PW15-07.

8. Establish All-Way Stop Control at the Intersection of Camino Piedra Rojo and Parown Drive/Avenida Bicicleta

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, ESTABLISHING AN ALL-WAY STOP CONTROL AT THE INTERSECTION OF CAMINO PIEDRA ROJO AND PAROWN DRIVE/AVENIDA BICICLETA AND FINDING THAT THE ACTION IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301(C) OF THE CEQA GUIDELINES

9. Receive and File Temporary Road Closure and Detour for Nicolas Road at Calle Girasol

Recommendation: That the City Council receive and file the temporary road closure and detour for Nicolas Road at Calle Girasol.

10. Receive and File Temporary Street Closures for Temecula Sunset Market

Recommendation: That the City Council receive and file the temporary closure of certain streets for the Temecula Sunset Market.

RECESS:

At 7:11 PM, the City Council recessed and convened as the Temecula Community Services District Meeting and Joint Temecula Public Financing Authority and City Council Meeting. At 7:23 PM the City Council resumed with the remainder of the City Council Agenda.

RECONVENE TEMECULA CITY COUNCIL

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

15. City Council Travel/Conference Report

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

The City Council approved the placement of the following topic on a future agenda:

1. Creation of Ad Hoc Subcommittee to discuss private street maintenance

(3-1): Motion by Kalfus, Second by Alexander. The vote reflected unanimous approval with Schwank opposing.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

During the closed session the City Council by a vote of 4-0 authorized the City Attorney's Office to initiate litigation against the property owners of 42191 6th Street and 28434 Pujol Street to enforce the affordable housing restrictions on the properties.

ADJOURNMENT

At 7:26 PM, the City Council meeting was formally adjourned to Tuesday, February 27, 2024, at 5:00 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

James Stewart, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]