

**ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
SEPTEMBER 10, 2024 - 6:00 PM**

**CLOSED SESSION - 5:00 PM**

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 one matter 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.

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 three properties described below that are necessary for the proposed construction of offsite public improvements to certain portions of Vincent Moraga, Rancho California Road, and Western Bypass Road (Vincent Moraga Improvements) in connection with the Altair Specific Plan development (Project). The negotiators for the City are Ron Moreno and Anissa Sharp. 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 5,572 square foot permanent easement, an approximate 75 square foot permanent water easement, and an approximate 3,757 square foot temporary construction easement with a term of twelve (12) months. 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 with a term of twelve (12) months. 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 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 with a term of twelve (12) months. The negotiating parties are the City of Temecula and the property owners Richard M. Alvarez and Linda Lopez-Alvarez, as trustees. Under negotiations are price and terms of the acquisition of this property interest.

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

**INVOCATION: Aaron Adams, City Manager**

**FLAG SALUTE: Mayor James Stewart**

**ROLL CALL: Alexander, Kalfus, Schwank, Stewart**

**PRESENTATIONS**

Presentation of Certificate of Recognition to Amer Attar Upon Retirement  
Presentation of Certificate of Recognition to Temecula Little League's 8U Blue All Star Team  
Presentation by National Weather Service for Emergency Management for Storm Ready City

**BOARD / COMMISSION REPORTS**

Community Services Commission

**PUBLIC SAFETY REPORT**

County of Riverside, Fire Department (CAL FIRE)

**PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Alex Kowalkoski
- Melissa Bourbonnais
- Laurel LaMont
- Lanae Turley-Trejo
- Nicole Shirrel
- Jonathan Montanez
- Hanon Rickard
- Kasia Garay

**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 Alexander, 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 August 27, 2024**

Recommendation: That the City Council approve the action minutes of August 27, 2024.

**3. Approve List of Demands**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2024-62

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

4. Approve Sponsorship Agreement with Valley of the Mist Quilters Guild for the Old Town Temecula Outdoor Quilt Show (At the Request of Subcommittee Members Kalfus and Stewart)

Recommendation: That the City Council approve a sponsorship agreement with Valley of the Mist Quilters Guild for in-kind City support valued at \$1,500, promotional services of \$11,415 and \$1,800 economic development funding.

5. Approve Sponsorship Agreement with Inland Valley Business & Community Foundation dba TEDx for TEDx Temecula (At the Request of Subcommittee Members Kalfus and Stewart)

Recommendation: That the City Council approve a sponsorship agreement with Inland Valley Business & Community Foundation dba TEDx for in-kind City support valued at \$3,000 and promotional services valued at \$11,415.

6. Approve Sponsorship Agreement with Bike Temecula Valley for Ride The Vines, Halloween Bike Ride and Holiday Bike Ride (At the Request of Subcommittee Members Kalfus and Stewart)

Recommendation: That the City Council approve a sponsorship agreement with Bike Temecula Valley for in-kind City support valued at \$7,500, promotional services of \$11,415 and \$2,000 economic development funding.

7. Approve Temporary Access Permit with Multiple Agencies on City-Owned Properties within the Santa Margarita River Corridor

Recommendation: That the City Council approve a Temporary Access Permit with San Diego State University and San Diego State University Foundation, doing business as San Diego State University Research Foundation and the California Department of Fish and Wildlife on City-Owned Properties within the Santa Margarita River Corridor, identified by Assessor Parcel Numbers 922-210-057, 922-210-059 and 922-210-060.

8. Award Construction Contract to BWW & Company, Inc. for the Sidewalks - Citywide, Ynez Road (Rancho Highland Drive to Tierra Vista Road), PW17-28

Recommendation: That the City Council:

1. Award a construction contract to BWW & Company, Inc. in the amount of \$279,813 for the Sidewalks - Citywide, Ynez Road (Rancho Highland Drive to Tierra Vista Road); and

2. Authorize the City Manager to approve change orders not to exceed the contingency amount of \$83,944, which is equal to 30% of the contract amount; and

3. Approve a budget transfer of \$77,393 in Measure S funds from the Sidewalks - Third Street Project, PW23-03 to the Sidewalks - Citywide, PWSW-02; and

4. Make a finding that the Sidewalks - Citywide, Ynez Road (Rancho Highland Drive to Tierra Vista Road), PW17-28 is exempt from Multiple Species Habitat Conservation Plan fees.

**9. Accept Improvements and File the Notice of Completion for American with Disabilities Act (ADA) Transition Plan Implementation, PW18-16**

Recommendation: That the City Council:

1. Accept the construction of the American with Disabilities Act (ADA) Transition Plan Implementation Project, PW18- 16; as complete; and

2. Direct the City Clerk to file and record the Notice of Completion, release the Performance Bond, and accept a one-year Maintenance Bond in the amount of 10% of the final contract amount; and

3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

**10. Accept Improvements and File the Notice of Completion for Community Recreation Center Renovations - Phase 1, PW19-07**

Recommendation: That the City Council:

1. Accept the construction of the Community Recreation Center Renovations - Phase 1, PW19-07 as complete; and

2. Direct the City Clerk to file the Notice of Completion, release the Performance Bond, and accept a one-year Maintenance Bond in the amount of no less than 10% of the final contract amount; and

3. Release the Labor and Materials Bond seven months after filing the Notice of Completion if no liens have been filed.

**11. Accept Improvements and File the Notice of Completion for the Dog Park Renovations at Michael “Mike” Naggar Community Park, PW21-14**

Recommendation: That the City Council:

1. Accept the construction of the Dog Park Renovations at Michael

“Mike” Naggar Community Park, PW21-14, as complete; and

2. Direct the City Clerk to file and record the Notice of Completion,

release the Performance Bond, and accept a one-year Maintenance Bond in the amount of 10% of the final contract amount; and

3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

**RECESS:**

At 7:26 PM, the City Council recessed and convened as the Temecula Community Services District meeting. At 7:32 PM the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney reported that with respect to the real property negotiations matter on closed session the Council: 1) approved the fair market value appraisals for the property interests to be acquired; 2) set just compensation for the property interests to be acquired; 3) authorized the Staff to extend written offers to the owners of the property interests to be acquired; and 4) provided authority to the Staff to negotiate a purchase and sale agreement for acquisition of the property interests to be acquired. If the Staff and the one or more of the owners reach agreement on acquisition of the property interests, the Council would approve the purchase and sale agreement at a public meeting. No other items to report from the closed session under the Brown Act.

**ADJOURNMENT**

At 7:33 PM, the City Council meeting was formally adjourned to Tuesday, September 24, 2024, at 5:00 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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James Stewart, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]