

ACTION MINUTES

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JULY 8, 2025 - 3:00 PM**

CLOSED SESSION - NONE

CALL TO ORDER at 3:00 PM: Mayor Brenden Kalfus

INVOCATION: Chaplain Randy Mah of Riverside County Sheriff's Office

FLAG SALUTE: Mayor Brenden Kalfus

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

BOARD / COMMISSION REPORTS - NONE

PUBLIC SAFETY REPORT

County of Riverside, Sheriff's Department

PUBLIC COMMENTS - NON-AGENDA ITEMS

The following individual(s) addressed the City Council:

- | | |
|----------------------|---------------------|
| • Chris Baily | • Kevin Scarborough |
| • Mickie Arnett | • Mark Harkay |
| • Denise Lanier | • Michael Serohman |
| • Steve Deffenderfer | • Vaw May |
| • Joanna Pearl | • Danielle Collins |
| • Daniel Billen | • Lori Trask |
| • Kimberly Bode | • Laurel LaMont |
| • Robert McCoy | • Bernard Bundy |
| • Kyle Hudson | |

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

CITY COUNCIL REPORTS

CONSENT CALENDAR

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

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Rahn. 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 June 10 and June 23, 2025

Recommendation: That the City Council approve the action minutes of June 10 and June 23, 2025.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-47

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

4. Approve City Treasurer's Report for the Periods of April 1, 2025 through April 30, 2025 and May 1, 2025 through May 31, 2025

Recommendation: That the City Council approve the City Treasurer's report for the periods of April 1, 2025 through April 30, 2025 and May 1, 2025 through May 31, 2025.

5. Adopt Ordinance No. 2025-09 Amending Chapter 2.04.020 of the Temecula Municipal Code Regarding the Time, Date, Location and Order of Business of Regularly Scheduled Meetings (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 2.04.020 OF THE TEMECULA MUNICIPAL CODE REGARDING THE TIME, DATE, LOCATION AND ORDER OF REGULARLY SCHEDULED MEETINGS

6. Adopt Ordinance No. 2025-10 Approving an Amendment to the Temecula Hospital Planned Development Overlay (PDO-9) Located at 31700 Temecula Parkway (APN 959-080-039) (PA22-0105) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA

HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9)
LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039)
(PA22-0105)

Approved the Staff Recommendation (4-0, Rahn abstained): Motion by Alexander, Second by Rahn. The vote reflected approval with Rahn abstaining. Council Member Rahn will abstain on Item 6, approval of the ordinance adopting the amendment to the Planned Development Overlay for Temecula Valley Hospital. He is performing pro bono consulting work for the International Association of Fire Fighters on the development of the Center of Excellence for firefighter behavioral health, that is in discussion on a collaboration with UHS, a parent company for the Temecula Valley Hospital. This matter is on the Consent Calendar so Council Member Rahn does not need to leave the Council Chamber unless a Council Member asks to pull it for discussion. The Minutes will reflect this statement and his abstention on Item 6.

7. Approve Side Letter to the Memorandum of Understanding; Approve Amended and Restated Management Compensation Plan; Revise the Salary Schedule Approved on May 27, 2025, to Correct a Clerical Error (\$146.85) in the Calculation of the Cost-of-Living Adjustment for the City Manager Which Brings the Monthly Salary to a Corrected Amount of \$29,894.05

Recommendation: That the City Council:

1. Approve a Side Letter to the Memorandum of Understanding between the City of Temecula and the General Employees of the City of Temecula, represented by the California Teamsters Union, Local 911, to update the provisions concerning holiday pay for temporary employees; and
2. Approve the Amended and Restated Management Compensation Plan; and
3. Revise the Salary Schedule approved on May 27, 2025, to bring the City Manager's salary to a corrected amount of \$29,894.05 with no other changes to the Salary Schedule.

8. Approve Addendum to the Software as a Service Agreement with GovernmentJobs.com, Inc. (dba NEOGOV) for NEOGOV Suite of Products

Recommendation: That the City Council:

1. Approve an addendum to the software as a service agreement with GovernmentJobs.com, Inc. (dba NEOGOV) for NEOGOV Suite of Products, in the amount of \$71,749.94, for a total agreement amount of \$142,906.90; and
2. Authorize the City Manager to approve a contingency in an amount not to exceed \$14,290.69, which is equal to 10% of the total amount.

9. Approve Fifth Amended and Restated Joint Powers Agreement for the Southwest Communities

Financing Authority (Animal Shelter)

Recommendation: That the City Council approve the Fifth Amended and Restated Joint Powers Agreement between the County of Riverside, the City of Canyon Lake, the City of Lake Elsinore, the City of Murrieta, the City of Temecula, the City of Wildomar, and the City of Menifee for the Southwest Communities Financing Authority (Animal Shelter).

10. Approve Design Cooperative Agreement with the State of California, Department of Transportation for I-15/French Valley Parkway Improvements - Phase III, PW19-03

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DESIGN COOPERATIVE AGREEMENT, NO. 08-1795, BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF TEMECULA FOR THE DESIGN OF I-15 FRENCH VALLEY PARKWAY IMPROVEMENTS - PHASE III

11. Approve Agreements with NPG, Inc. and Hardy & Harper, Inc. for Paving Services for Fiscal Years 2026-2030

Recommendation: That the City Council approve agreements with NPG, Inc. and Hardy & Harper, Inc., in the amount of \$1,250,000 each through June 30, 2030 for paving services.

RECESS:

At 4:40 PM, the City Council recessed and convened as the Temecula Community Services District and the Successor Agency to the Temecula Redevelopment Agency meetings. At 4:49 PM the City Council resumed with the remainder of the City Council Agenda.

RECONVENE TEMECULA CITY COUNCIL

PUBLIC HEARING

15. Consider Third Amendment to the Development Agreement By and Between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company (Planning Application No. PA25-0016)

Recommendation: That the City Council conduct a public hearing and approve a third amendment to the development agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company (Planning Application No. PA25-0016) and introduce ordinance entitled: ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND LENNAR HOMES, INC., A CALIFORNIA CORPORATION AND WINCHESTER HILLS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PLANNING APPLICATION NO. PA25-0016)

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Alexander. The vote reflected unanimous approval.

16. Adopt Resolution to Approve the Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2025-26

Recommendation: That the City Council conduct a public hearing and adopt a resolution entitled:

RESOLUTION NO. 2025-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO APPROVE THE SOLID WASTE AND RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2025-26

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Rahn. The vote reflected unanimous approval.

PRESENTATIONS

Certificate of Recognition to James Willcox Upon Retirement
Presentation of Proclamation for Parks and Recreation Month

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

CITY MANAGER REPORT

CITY ATTORNEY REPORT

ADJOURNMENT

At 6:11 PM, the City Council meeting was formally adjourned to Tuesday, July 22, 2025, at 2:00 PM for Closed Session, with regular session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]