

**ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
AUGUST 10, 2021 - 7:00 PM**

**CLOSED SESSION - 6:00 PM**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the acquisition of an approximate 325 square foot permanent easement on the vacant real property located south of Nicolas Road and west of Butterfield State Road in the City of Temecula, and identified as Riverside County Tax Assessor's Parcel Numbers 957-130-003 and 957-130-013 in connection with proposed drainage, flood control, and flood channel improvements along the Santa Gertrudis Creek. Negotiators for the City of Temecula are Patrick Thomas and Ron Moreno. The City will negotiate with the property owner 3270 W. Lincoln LLC. Under negotiations are price and terms of the acquisition of the subject permanent easement.
  
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding a potential lease of the following parcels of real property generally located northeasterly of the intersection of Front Street and First Street in the City of Temecula: (1) Front Street Land, APN 922072023, .1633 AC; (2) Front Street Land, APN 922072010, .1592 AC; (3) Front Street Land, APN 922072011, .1673 AC; (4) Front Street Land, APN 922072013, .1622 AC; Erin F Boddaert and Adria L Mashburn Pederson, APN 922072016, .1680 AC; (5) Front Street Land, APN 922072018, .3376 AC; and (6) Front Street Land, APN 922072021, .1306 AC. Negotiators for the City of Temecula are Patrick Thomas and Ron Moreno. The City will negotiate with the property owners, Front Street Land and Erin F Boddaert and Adria L Mashburn Pederson. Under negotiation are the price and terms of a proposed lease of the properties to the City.
  
3. 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 certain fee interests, permanent footing easements, and temporary construction easements with a term of 28 months on the seven properties described below and the acquisition of the interests in two outdoor advertising signs described below in connection with the French Valley Parkway/I-15 Improvements Phase II. Negotiators for the City are Patrick Thomas, Kendra Hannah-Meistrell, and the City's acquisition consultant, Daymara Cesar of Overland Pacific and Cutler. The negotiators for the respective property interests are set forth below.
  - (i) The acquisition of certain property interests from the real property located at 26155 Ynez Road, Temecula, and identified as APNs 910-271-002, -005, & -006. Specifically, the City seeks to acquire an approximate 8,143 square foot area in fee (Project Parcel 24617-1) on APN 910-271-005; an approximate 2,240 square foot area in fee (Project Parcel 24616-1) on APN 910-271-002; an approximate 3,127 square foot footing easement (Project Parcel 24616-2) on APN 910-271-002; an approximate 2,304 square foot footing easement (Project Parcel 24617-2) on APN 910-271-006; an approximate 3,146 square foot temporary construction easement (Project Parcel 24616-3) on APN 910-271-002; an approximate 600 square foot temporary construction easement (Project Parcel 24617-4) on APN 910-271-005; and an approximate 4,615 square foot temporary construction easement (Project

Parcel 24617-3) on APN 910-271-006. The negotiating parties are the City of Temecula and the property owners Ynez Acres, a general partnership (as to APNs 910-271-005 and -006) and Ynez Acres II, a California general partnership (as to APN 910-271-002). 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 at 26201 Ynez Road, Temecula, and identified as APN 910-281-001 and certain easement interests that benefit APN 910-281-001 and encumber the adjacent parcel located at 26155 Ynez Road, Temecula, and identified as APNs 910-271-002, -005 & -006 (referred to as Project Parcel 24616). Specifically, the City seeks to acquire an approximate 178 square foot area in fee (Project Parcel 25216-1) on APN 910-281-001; an approximate 500 square foot permanent footing easement (Project Parcel 25216-2) on APN 910-281-001; an approximate 823 square foot temporary construction easement (Project Parcel 25216-3) on APN 910-281-001; an approximate 11 square foot portion of the total 500 square foot permanent footing easement is located on the easement that benefits APN 910-281-001 and burdens Project Parcel 24616, which is owned in fee by Ynez Acres, a general partnership (as to APNs 910-271-005 and -006) and Ynez Acres II, a California general partnership (as to APN 910-271-002) (said 11 square foot permanent footing easement area is comprised of an approximate 10 square foot permanent footing easement and an approximate 1 square foot permanent footing easement); an approximate 367 square foot portion of the total 823 square foot temporary construction easement is located on the easement that benefits APN 910-281-001 and burdens Project Parcel 24616 (said 367 square foot temporary construction easement area is comprised of an approximate 215 square foot temporary construction easement and an approximate 152 square foot temporary construction easement). The negotiating parties are the City of Temecula and the property owner BRE 26201 Ynez Owner, LLC, a Delaware limited liability company. Under negotiations are price and terms of the acquisition of these property interests.

(iii) The acquisition of an approximate 6,428 square foot area in fee (Project Parcel 24619-1) from the vacant real property located on Temecula Center Drive, west of Ynez Road in Temecula, and identified as APN 916-400-061. The negotiating parties are the City of Temecula and the property owner Hoehn Enterprise 5 Temecula LLC, a California limited liability company. Under negotiations are price and terms of the acquisition of the property interest.

(iv) The acquisition of an approximate 10,114 square foot area in fee (Project Parcel 24717-1) from the real property located at 40955 Temecula Center Drive, Temecula, and identified as APN 16-400-054. The negotiating parties are the City of Temecula and Hoehn Enterprise 4 Temecula LLC, a California limited liability company. Under negotiations are price and terms of the acquisition of the property interest.

(v) The acquisition of an approximate 11,517 square foot area in fee (Project Parcel 24623-1) from, an approximate 6,901 square foot temporary construction easement (Project Parcel 24623-3) on, and an approximate 6,741 square foot temporary construction easement (Project Parcel 24623-2) on the vacant real property located on the northwest corner of Elm Street and Jackson Avenue in Murrieta, and identified as APN 910-100-018. The negotiating parties are the City of Temecula and the property owners Lillian E. Stephens, surviving Trustee of the Stephens Family Trust, dated November 15, 1990, as to an undivided 1/2 interest; Judith A. Blake, sole Trustee of the Judith A. Blake Trust dated July 2, 1993, as an undivided 1/4 interest; and Judith A. Blake, as Trustee of the Marital Trust Share One Created under the Blake Family Living Trust, dated November 26, 1986, as to an undivided 1/4 interest. Under negotiations are price and terms of the acquisition of these property interests.

(vi) The acquisition of an approximate 52,092 square foot area in fee (Project Parcel 24624-1) from the vacant real property located on the west side of Jackson Avenue, near Fig Street, in Murrieta, and identified as APNs 910-020-077, 910-060-002, -003, & -009). The negotiating parties are the City of Temecula and the property owner Larchmont Park, LLC, a California limited liability company. Under negotiations are price and terms of the acquisition of these property interests.

(vii) The acquisition of an approximate 1,227 square foot area in fee (Project Parcel 24625-1) from the vacant real property located at 26101 Jackson Avenue, Murrieta, and identified as APNs 910-060-004, -008, and -014. The negotiating parties are the City of Temecula and the property owner Evan and David Tiss as Successor Co-Trustees of the Pauline J. Brown Revocable Trust Agreement, dated March 6, 2001. Under negotiations are price and terms of the acquisition of these property interests.

(viii) The acquisition of the interests to two outdoor advertising signs (billboards) located on the east line of I-15 and I-215 1.8 miles north of Winchester Road in Murrieta along the property line of APN 910-060-002 and 910-060-004 (described at vi. and vii. above). APN 910-060-002 is owned by Larchmont Park, LLC, a California limited liability company. APN 910-060-004 is owned by Evan and David Tiss as Successor Co-Trustees of the Pauline J. Brown Revocable Trust Agreement, dated March 6, 2001. The billboards are subject to two ground lease agreements. One ground lease agreement involves APN 910-060-002 and is dated December 19, 2006 between Lamar Advertising Company and Judith A. Blake. The second ground lease agreement involves APN 910-060-004 and is dated November 1, 2014 between Lamar Advertising Company and Don Vernon Tiss. The negotiating parties are the City of Temecula and the parties with interests to said outdoor advertising signs, including Lamar Advertising Company, Larchmont Park, LLC, Evan and David Tiss as Successor Co-Trustees, and Judith A. Blake. Under negotiations are price and terms of the acquisition of these property interests.

**CALL TO ORDER at 7:02 PM: Mayor Maryann Edwards**

**INVOCATION: Pastor Pete Acosta of Reliance Church**

**FLAG SALUTE: Mayor Maryann Edwards**

**ROLL CALL: Alexander, Edwards, Rahn, Schwank, Stewart**

**PRESENTATIONS**

Community Update by Chief Executive Officer Darlene Wetton of Temecula Valley Hospital  
Certificate of Recognition to Retiring Fire Captain Darren Hoopingarner  
Proclamation for Circus Vargas Days

**BOARD / COMMISSION REPORTS**

Community Services Commission

**PUBLIC SAFETY REPORT**

California Department of Forestry and Fire Protection (CAL FIRE)

## **PUBLIC COMMENTS**

The following individual(s) addressed the City Council on non-agendized item(s):

- Veronica Langworthy

The following individual(s) submitted an electronic comment non-agendized item(s):

- Rick Reiss

The following individual(s) addressed the City Council on agendized item(s):

- Rodney Jackson (Item #17)
- Brandon Hervey (Item #17)
- Dario Bianchi (Item #17)
- Janette Chun (Item #17)
- Julie Geary (Item #17)
- Tim Thompson (Item #17)
- Allison Donahoe-Beggs (Item #17)
- Gary Oddi (Item #17)
- Raquel Galeano (Item #17)
- Rich Handy (Item #17)
- Alexander Galeano (Item #17)
- Rick Reiss (Item #17)
- Denyse Wilson (Item #17)
- Dr. George Rombach (Item #17)
- Greg Susca (Item #17)
- Christina Herington (Item #17)
- Bob Kowell (Item #17)
- Eric Faulkner (Item #17)
- Greta Pontacelli (Item #17)
- Marian Scatliffe (Item #17)
- Liam McCarthy (Item #17)
- Christine Massa (Item #17)
- Laurel Lamont (Item #17)
- Bradley Knepp (Item #17)
- Kiarra Mapp (Item #17)
- Suzie Oliver (Item #17)
- Jessica (Item #17)
- Andy Craig (Item #17)
- Ashley Martin (Item #17)
- Ivy Harris (Item #17)
- Pam Barret (Item #17)
- Julie Farnbach (Item #17)
- Greg Langworthy (Item #17)
- Dean M. Haiushu (Item #17)
- William Condit (Item #17)
- Jim Niederecker (Item #17)
- Kenny (Item #17)
- Gabby (Item #17)
- Kelsey Rosendale (Item #17)
- Adam Eventon (Item #17)
- Courtney Warren (Item #17)
- Maria Leanza (Item #17)
- Suzanne Lane (Item #17)
- Mick Sobczak (Item #17)
- Denise Grandi (Item #17)
- Nancy Austin (Item #17)
- Melanie Price (Item #17)
- Amy Minniear (Item #17)
- Simon Cooper (Item #17)

The following individual(s) submitted an electronic comment agendized item(s):

- Gillian Larson (Item #17)
- Fredric Ball (Item #17)
- Raquel Labotka (Item #17)
- Jami McNeess (Item #17)
- Dario (Item #17)
- S.J. Brooks (Item #17)
- Benjamin Burdick-Rutz (Item #17)
- Ramon Jones (Item #17)
- Alice Huang (Item #17)
- Shari Crall (Item #17)
- Karen Henson (Item #17)
- Jackie Steed (Item #17)
- Cheryl Ellen Brown (Item #17)
- Laurie Fisher (Item #17)
- Grace Rios (Item #17)
- Kristi Rutz-Robbins (Item #17)
- Gia Rueda (Item #17)
- Christen Bevan (Item #17)
- Jane Lauhon (Item #17)
- Karen Raymond (Item #17)
- Davina Srioudom (Item #17)
- Tammy Acme (Item #17)
- Jason R. Lund (Item #17)
- Dean Vasquez (Item #17)
- Emily Carian (Item #17)
- Gloria Arjona (Item #17)
- Temecula Resident (Item #17)
- Inland HR (Item #17)

- Brian and Christine O’Neil (Item #17)
- Taejin Chun (Item #17)
- Carol Graham (Item #17)
- Hildur Sam (Item #17)
- Jordan Risdon (Item #17)
- Jennifer Reeves (Item #17)
- Megan Coradaro (Item #17)
- Nancy Warnert (Item #17)
- Leanne Gaffney (Item #17)
- Kylie Gaffney (Item #17)
- Eva Smith (Item #17)
- Melissa Bahou (Item #17)
- Adam Skumawitz (Item #17)
- Ray Fisher (Item #17)
- Kasey Dempsey (Item #17)
- A Concerned Citizen (Item #17)
- Cheergirl (Item #17)
- Carrie Burdick-Rutz (Item #17)
- M. B. Margosian (Item #17)
- Martha Angelica Howard (Item #17)
- Bernard Budney (Item #17)
- Debra McCaslin (Item #17)
- Tammy Marine (Item #17)
- René Lazare (Item #17)
- Jeff Pack (Item #17)
- Donna San Miguel (Item #17)
- Cindy Kennedy (Item #17)
- Sue Hinds (Item #17)
- Concerned Temecula Resident (Item #17)
- Brigitte Green (Item #17)
- Concerned Citizen and Leader (Item #17)
- Michael Z. (Item #17)
- Andrea Dunham (Item #17)

**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 Stewart, Second by Schwank. The vote reflected unanimous approval.

**1. Waive Reading of Standard Ordinances and Resolutions**

**Recommendation:** That the City Council waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

**2. Approve Action Minutes of July 27, 2021**

**Recommendation:** That the City Council approve the action minutes of July 27, 2021.

**3. Approve List of Demands**

**Recommendation:** That the City Council adopt a resolution entitled:

RESOLUTION NO. 2021-45

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

**4. Approve Updated Office Lease with Richards Watson & Gershon at the Temecula Civic Center**

Recommendation: That the City Council approve an updated office lease with Richards Watson & Gershon at the Temecula Civic Center.

5. Approve Sponsorship and Economic Development Funding Agreement with Inland Empire Film Services for Fiscal Year 2021-2022 (At the Request of Subcommittee Members Mayor Edwards and Council Member Stewart)

Recommendation: That the City Council approve a sponsorship and economic development funding agreement with Inland Empire Film Services, in the total amount of \$6,000 for continued film permit liaison services for Fiscal Year 2021-2022.

6. Approve License and Services Agreement with Tyler Technologies, Inc. for the Upgrade of the City's Financial Accounting Software System

Recommendation: That the City Council approve the License and Services Agreement with Tyler Technologies, Inc. for the upgrade and conversion to the Munis Financial Software System, for a total contract cost of \$673,450, including both one-time implementation and software license fees and recurring annual software maintenance costs.

7. Approve Agreement with County of Riverside for Library Services at the Ronald H. Roberts Temecula Public Library

Recommendation: That the City Council approve a five-year agreement with the County of Riverside for library services at the Ronald H. Roberts Temecula Public Library in the amount of \$153,000 annually.

8. Approve First Amendment to Agreement for Consultant Services for Engineering, Survey and Environmental Services with Engineering Resources of Southern California, Inc.

Recommendation: That the City Council approve the First Amendment to the Agreement for Consultant Services for Engineering, Survey and Environmental Services with Engineering Resources of Southern California, Inc. in the amount of \$350,000.

9. Approve Contingency for Extra Work for the Minor Maintenance Agreements with MCE Corporation and Nieves Landscape, Inc. for Fiscal Year 2021-22

Recommendation: That the City Council:

1. Approve contingency for extra work for the Minor Maintenance Agreement with MCE Corporation, in the amount of \$208,082.71, which is approximately 20% of the Agreement for Landscape Maintenance - Sports Parks and Schools Sites, and Janitorial Maintenance; and

2. Approve contingency for extra work for the Minor Maintenance Agreement with Nieves Landscape, Inc., in the amount of \$351,559.20,

which is approximately 20% of the Agreement for Landscape Maintenance - Facilities, Medians, Parks, Trails and Slopes.

10. Approve Appropriation of Temecula Energy Efficiency and Asset Management Funds and Authorize the Purchase of Lighting Equipment for the Murrieta Creek Improvement Project

Recommendation: That the City Council:

1. Approve an appropriation of Temecula Energy Efficiency and Asset Management (TEAM) Funds in the amount of \$50,000 for the Murrieta Creek Improvement Project; and
2. Authorize the purchase of lighting equipment, in the amount of \$130,000, plus a contingency of 10% or \$13,000, for a total cost of \$143,000; and
3. Authorize the City Manager to approve extra work up to 10% of the agreement amount of \$13,000.

**RECESS:**

At 3:01 AM, the City Council recessed and convened as the Temecula Community Services District Meeting and the Temecula Public Financing Authority Meeting. At 3:05 AM the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**BUSINESS**

15. Appoint Members to the Planning Commission

Recommendation: That the City Council appoint two members to the Planning Commission.

Motion by Rahn, Second by Schwank (5-0) to appoint Robert Hagel and Adam Ruiz to the Planning Commission. The vote reflected unanimous approval.

16. Receive and File an Update on Previous City Council Direction Regarding Parking in Old Town (At the Request of Subcommittee Members Council Members Alexander and Schwank)

Recommendation: That the City Council receive and file an update on previous City Council direction regarding parking in Old Town Temecula.

Receive and file, no action.

17. Consider the Renaming of the Race, Equity, Diversity and Inclusion Commission (At the Request of Council Member Alexander)

Recommendation: That the City Council consider the renaming of the Race, Equity,

Diversity and Inclusion (REDI) Commission and provide general direction regarding the same.

No action was taken.

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney announced that in closed session, the City Council approved the appraisals of eight interests in real property as listed on the Agenda for the third closed session item and authorized the City's negotiators to make offers and to negotiate the price and terms of the acquisitions. With respect to the first and second closed session items, the City attorney announced that no action was taken and that City's negotiators provided an update to the Council on the status of negotiations for these acquisitions of interests in real property.

**ADJOURNMENT**

At 3:06 AM, the City Council meeting was formally adjourned to Tuesday, August 24, 2021, at 5:30 PM for Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

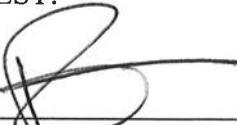
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Adjourned in Memory of  
Ron Parks

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\_\_\_\_\_  
Maryann Edwards, Mayor

ATTEST:

  
\_\_\_\_\_  
Randi Juhl, City Clerk

[SEAL]