

**ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
APRIL 23, 2024 - 6:00 PM**

**CLOSED SESSION - 5:00 PM**

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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the potential acquisition of a fee interest in that certain real property, which is a vacant lot located at the northern terminus of Madison Avenue between Jefferson Avenue and I-15, South of French Valley Parkway Interchange in the City of Temecula identified as Riverside County Tax Assessor's Parcel Number 910-262-003 (Property) for public use in connection with the future potential French Valley Parkway/I-15 Improvements Phase III. The Property is listed for sale on the open market. Negotiators for the City are Patrick Thomas and Amer Attar. The negotiators for the Property are the property owners Hoff Investments, L.P., a California limited partnership, and PMD Investments, L.P., a California limited partnership and Property Owners' Real Estate Representative Michael Strode, MBA, CCIM, SIOR. Under negotiations are price and terms of the acquisition of the Property.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the potential acquisition of a fee interest in that certain real property, which is a 6 acre vacant parcel located on Business Park Drive southerly of Rancho Way the in the City of Temecula identified as Riverside County Tax Assessor's Parcel Number 921-020-067 (Property). The Property is listed for sale on the open market. Negotiators for the City are Aaron Adams, Kevin Hawkins and Luke Watson. The negotiators for the Property are the property owners Stephen and Tula Carvadias Trust represented by Michal Pappas of Kidder Matthews. Under negotiations are price and terms of the acquisition of the Property.

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

**INVOCATION: Deacon John Gabrielle of St. Catherine of Alexandria**

**FLAG SALUTE: Mayor James Stewart**

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

**PRESENTATIONS**

Proclamation for Municipal Clerks Week  
Proclamation for National Public Works Week  
Presentation by Anita Ward of Care Solace Regarding Programs and Services

**BOARD / COMMISSION REPORTS**

Planning Commission and Race, Equity, Diversity and Inclusion Commission

**PUBLIC SAFETY REPORT**

County of Riverside, Fire Department (CAL FIRE)

**PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Bob Quaid
- Mark Sweargin
- Laurel LaMont
- Hanon Rickard

**PUBLIC COMMENTS - AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Sharon Morris (Item #14)

**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 Alexander. 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 April 9, 2024**

Recommendation: That the City Council approve the action minutes of April 9, 2024.

**3. Approve List of Demands**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2024-24

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

4. Approve Revised City Council Protocol Manual Policy Regarding Requests for Information and Use of Staff Time

Recommendation: That the City Council approve the revised City Council Protocol Manual policy regarding requests for information and use of staff time.

5. Adopt Resolution Supporting Public Higher Education within Southwest Riverside County and Related Funding at Mt. San Jacinto College Temecula Campus (At the Request of Subcommittee Members Mayor Pro Tem Kalfus and Council Member Schwank)

Recommendation: That the City Council adopt the resolution entitled:

RESOLUTION NO. 2024-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SUPPORTING THE NEED FOR EXPANDED PUBLIC HIGHER EDUCATION INSTITUTIONS WITHIN SOUTHWEST RIVERSIDE COUNTY AND TEMECULA VALLEY AND FUNDING OF TENANT IMPROVEMENTS TO CREATE AN EXPANDED PRESENCE FOR CALIFORNIA STATE UNIVERSITY SAN MARCOS AT THE MT. SAN JACINTO COLLEGE TEMECULA VALLEY CAMPUS

6. Approve Sponsorship and Economic Development Funding Agreement with Temecula Valley Balloon and Wine Festival Association for the Temecula Valley Balloon and Wine Festival

Recommendation: That the City Council approve a Sponsorship and Economic Development Funding Agreement with the Temecula Valley Balloon and Wine Festival Association for the Temecula Valley Balloon and Wine Festival.

7. Approve Agreement with Department of California Highway Patrol for Construction Zone Enhanced Enforcement Program Services for the I-15 Congestion Relief, PW19-02

Recommendation: That the City Council:

1. Approve agreement number 23R685002 with Department of California Highway Patrol, in the amount of \$52,621, for Construction Zone Enhanced Enforcement Program services for the I-15 Congestion Relief, Project Number PW19-02; and

2. Authorize the City Manager to execute the agreement.

8. Set Public Hearing to Approve Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2024-25

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2024-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE SOLID WASTE AND RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2024-25

9. Approve Plans and Specifications and Authorize Solicitation of Construction Bids for Rainbow Canyon Pavement Rehabilitation Project, PW22-15

Recommendation: That the City Council:

1. Approve the plans and specifications and authorize the Department of Public Works to solicit construction bids for the Rainbow Canyon Pavement Rehabilitation Project, PW22-15; and
2. Make a finding that this project is exempt from California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines. Section 15301 states that the repair and maintenance of existing highways, streets, and gutters are Class 1 activities, which are exempt from CEQA.

10. Approve Plans and Specifications and Authorize Solicitation of Construction Bids for Sidewalks - Old Town Improvements - South Side of Sixth Street (Old Town Front Street to Mercedes Street), PW22-16

Recommendation: That the City Council:

1. Approve the plans and specifications and authorize the Department of Public Works to solicit construction bids for Sidewalks - Old Town Improvements - South Side of Sixth Street (Old Town Front Street to Mercedes Street), PW22-16; and
2. Make a finding that this project is exempt from California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines. Section 15301 states that the repair and maintenance of existing highways, streets, and gutters are Class 1 activities, which are exempt from CEQA.

11. Accept Improvements and File Notice of Completion for Sidewalks - Old Town Improvements - Additional Streetlights on Moreno Road and Mercedes Street, PW22-17

Recommendation: That the City Council:

1. Accept the construction of the Sidewalks - Old Town Improvements - Additional Streetlights on Moreno Road and Mercedes Street, PW22-17, 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 7:16 PM, the City Council recessed and convened as the Temecula Community Services District Meeting and Temecula Public Financing Authority Meeting. At 7:27 PM the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**PUBLIC HEARING**

14. Approve Fiscal Year 2024-2025 Community Development Block Grant Annual Action Plan

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2024-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE 2024-2025 ANNUAL ACTION PLAN AS AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FUNDING UNDER THE FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT PURSUANT TO 24 CFR 58.34(A)(1) AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15262 AND 15378(B)(4)

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

**BUSINESS**

15. Receive and File Presentation for the Quality of Life Master Plan Website and Provide General Recommendations Regarding the Same

Recommendation: That the City Council receive and file a presentation for the Quality of Life Master Plan Website and provide general recommendations regarding the same.

Receive and file only, no action

**DEPARTMENTAL REPORTS (RECEIVE AND FILE)**

- 16. Community Development Department Monthly Report
- 17. Fire Department Monthly Report
- 18. Police Department Monthly Report
- 19. Public Works Department Monthly Report

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney reported that two actions were taken in closed session. The Council voted 4-0 to approve the fair market value and authorize an offer for the property identified in the Agenda Title as being owned by Hoff Investments and PMD Investments. The Council also voted 4-0 to direct the Staff to finalize an appraisal and geotechnical testing of the property on Business Park Drive identified in the Agenda Title. No other reportable actions were taken.

**ADJOURNMENT**

At 7:44 PM, the City Council meeting was formally adjourned to Tuesday, May 14, 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]