

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 25, 2019 - 7:00 PM**

At approximately 9:45 P.M., the City Council will determine which of the remaining agenda items can be considered and acted upon prior to 10:00 P.M. and may continue all other items on which additional time is required until a future meeting. All meetings are scheduled to end at 10:00 P.M.

CLOSED SESSION - 6:00 P.M.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential conveyance of approximate 1.41-acre and 1.57-acre City-owned property identified as APN 953-050-001 (located on La Serena Way, southwest of Rancho Elementary School at 31530 La Serena Way) and APN 919-273-008 (located between Del Rey Road and La Serena Way, frontage on Del Rey Road, between 31195 and 31245 Del Rey Road), respectively, in exchange for an approximate 4.75-acre portion of the Temecula Elementary School pool and ball fields identified as APN 921-310-002. The parties to the negotiations for the potential sale and purchase of these property interests are Temecula Valley Unified School District and the City of Temecula. Negotiators for the City of Temecula are: Aaron Adams, Peter Thorson, Greg Butler, Pat Thomas, and Kevin Hawkins. Under negotiation are price and terms of the potential conveyance and purchase of these property interests.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential sale of approximately 2.27 acres of real property owned by the City located on the east side of Pujol Street approximately 130 feet north of Main Street (APNs: 922-053-021, -047 and -048). The parties to the negotiations for the potential sale of the property are: Temecula Pacific Associates and the City of Temecula. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, Luke Watson and Peter Thorson. Under negotiation are price and terms of the potential sale of the properties.

CALL TO ORDER: Mayor Mike Naggar

Prelude Music: Susan Miyamoto

Invocation: Pastor Tim Thompson of 412 Murrieta

Flag Salute: Council Member Edwards

ROLL CALL: Edwards, Rahn, Schwank, Stewart, Naggar

PRESENTATIONS/PROCLAMATIONS

Introduction of New Veterans of Foreign Wars (VFW) Post 4089 Commander Amy Alvarez
Presentation of Certificate of Recognition to Temecula Valley Woman's Club

PUBLIC COMMENTS

A total of 30 minutes is provided for members of the public to address the City Council on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. If the speaker chooses to address the City Council on an item listed on the Consent Calendar or a matter not listed on the agenda, a Request to Speak form may be filled out and filed with the City Clerk prior to the City Council addressing Public Comments and the Consent Calendar. Once the speaker is called to speak, please come forward. For all Public Hearing or Business items on the agenda, a Request to Speak form may be filed with the City Clerk prior to the City Council addressing that item. On those items, each speaker is limited to five minutes.

CITY COUNCIL REPORTS

Reports by the members of the City Council on matters not on the agenda will be made at this time. A total, not to exceed, ten minutes will be devoted to these reports.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the City Council request specific items be removed from the Consent Calendar for separate action.

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.

Attachments: [Agenda Report](#)

2. Approve the Action Minutes of June 11, 2019

Recommendation: That the City Council approve the action minutes of June 11, 2019.

Attachments: [Minutes](#)

3. Approve the List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS
SET FORTH IN EXHIBIT A

Attachments: [Agenda Report](#)
 [Resolution](#)
 [List of Demands](#)

4. Adopt Ordinance 19-09 Public Safety Alarm Systems (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 19-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TEMECULA ADDING CHAPTER 9.60 TO THE TEMECULA
MUNICIPAL CODE ESTABLISHING REGULATIONS FOR THE
OPERATIONS OF PUBLIC SAFETY ALARM SYSTEMS

Attachments: [Agenda Report](#)
 [Ordinance](#)

5. Approve City Treasurer's Report as of April 30, 2019

Recommendation: That the City Council approve and file the City Treasurer's Report as of
April 30, 2019.

Attachments: [Agenda Report](#)
 [Treasurer's Report](#)

6. Approve Financial Statements for the 3rd Quarter Ended March 31, 2019

Recommendation: That the City Council receive and file the financial statements for the 3rd
quarter ended March 31, 2019.

Attachments: [Agenda Report](#)
 [Quarterly Financial Report](#)
 [Financial Statements](#)

7. Approve the Cumulative Purchase of Miscellaneous Materials, Services, and Supplies
Anticipated To Exceed \$60,000 Per Vendor for Fiscal Year 2018-19

Recommendation: That the City Council approve the purchase of miscellaneous materials,
services and supplies as described from the following vendors in the
amounts indicated for Fiscal Year 2018-19:

1. Downs Fueling, \$115,000, City Fleet Fuel

2. Hanks Hardware, \$100,000, Miscellaneous Hardware Supplies

3. Waxie Sanitary Supply, \$60,000, Miscellaneous Janitorial Supplies

Attachments: [Agenda Report](#)

8. Approve an Agreement with David Turch and Associates for Federal Legislative Consultant Services and Authorize the Reissuance of a Request for Proposals for State Legislative Consultant Services (At the Request of Subcommittee Members Mayor Pro Tempore Stewart and Council Member Rahn)

Recommendation: That the City Council approve an agreement with David Turch and Associates for federal legislative consultant services and authorize the reissuance of a request for proposals for state legislative consultant services.

Attachments: [Agenda Report](#)
 [Agreement](#)
 [Exhibit A and B - Proposal](#)

9. Approve the Sponsorship Agreement with Motor Maids, Inc. for the 2019 Motor Maids Motorcycle Parade (At the Request of Subcommittee Members Mayor Pro Tempore Stewart and Council Member Edwards)

Recommendation: That the City Council approve the sponsorship agreement with Motor Maids, Inc. for in-kind City support valued at \$1,200 for the 2019 Motor Maids Motorcycle Parade.

Attachments: [Agenda Report](#)
 [Agreement](#)

10. Approve an Agreement with Environmental Science Associates (ESA) for the Preparation of a Supplemental Environmental Impact Report for the Harveston General Plan and Specific Plan Amendment

Recommendation: That the City Council approve an agreement with Environmental Science Associates (ESA), for \$232,175, plus a 10% contingency of \$23,217.50, for a total agreement of \$255,392.50, for the preparation of a Supplemental Environmental Impact Report for the Harveston General Plan and Specific Plan Amendment.

Attachments: [Agenda Report](#)
 [Agreement](#)

11. Approve an Agreement for Consultant Services with De Novo Planning Group for the Preparation of the 2021-2029 Housing Element Update

Recommendation: That the City Council approve an agreement for consultant services with De Novo Planning Group for \$73,070, with a 10% contingency of \$7,307, for a total agreement of \$80,377, for the preparation of the 2021-2029 Housing Element Update.

Attachments: [Agenda Report](#)
 [Agreement](#)

12. Award a Construction Contract to Greer's Contracting & Concrete, Inc. for the Sidewalks - Old Town Boardwalk Enhancement, PW17-16

Recommendation: That the City Council:

1. Approve an additional appropriation of \$150,000 from the Measure S Fund Balance to the Sidewalks - Old Town Boardwalk Enhancement, PW17-16;
2. Award a construction contract to Greer's Contracting & Concrete, Inc., in the amount of \$457,426.00, for the Sidewalks - Old Town Boardwalk Enhancement, PW17-16;
3. Authorize the City Manager to approve change orders not to exceed the contingency amount of \$91,485.20, which is equal to 20% of the contract amount;
4. Make a finding that the Sidewalks - Old Town Boardwalk Enhancement, PW17-16 is exempt from Multiple Species Habitat Conservation Plan (MSHCP) fees.

Attachments: [Agenda Report](#)
 [Contract](#)
 [Project Description](#)
 [Project Location](#)

13. Accept Improvements and File the Notice of Completion for Sidewalks - Sixth Street Improvements, PW17-05

Recommendation: That the City Council:

1. Approve an increase to the project contingency in the amount of \$6,697.07 for the Sidewalks - Sixth Street Improvements, PW17-05;
2. Increase the City Manager change orders approval authority in the amount of \$6,697.07;
3. Accept the improvements for the Sidewalks - Sixth Street Improvements, PW17-05, as complete;
4. 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 contract amount;

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

Attachments:

[Agenda Report](#)

[Notice of Completion](#)

[Affidavit and Release](#)

[Maintenance Bond](#)

**RECESS CITY COUNCIL MEETING TO SCHEDULED MEETINGS OF THE TEMECULA
COMMUNITY SERVICES DISTRICT, THE SUCCESSOR AGENCY TO THE TEMECULA
REDEVELOPMENT AGENCY, THE TEMECULA HOUSING AUTHORITY, AND THE
TEMECULA PUBLIC FINANCING AUTHORITY**

TEMECULA COMMUNITY SERVICES DISTRICT MEETING

CALL TO ORDER: President James "Stew" Stewart

ROLL CALL: Edwards, Naggar, Rahn, Schwank, Stewart

CSD PUBLIC COMMENTS

A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. If the speaker chooses to address the Board on an item listed on the Consent Calendar or a matter not listed on the agenda, a Request to Speak form may be filled out and filed with the City Clerk prior to the Board addressing Public Comments and the Consent Calendar. Once the speaker is called to speak, please come forward. For all Public Hearing or Business items on the agenda, a Request to Speak form may be filed with the City Clerk prior to the Board addressing that item. On those items, each speaker is limited to five minutes.

CSD CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Temecula Community Services District request specific items be removed from the Consent Calendar for separate action.

14. Approve the Action Minutes of June 11, 2019

Recommendation: That the Board of Directors approve the action minutes of June 11, 2019.

Attachments: [Minutes](#)

15. Approve Financial Statements for the 3rd Quarter Ended March 31, 2019

Recommendation: That the Board of Directors receive and file the financial statements for the 3rd quarter ended March 31, 2019.

Attachments: [Agenda Report](#)
[Combining Balance Sheet](#)
[Statement of Revenue, Expenditures and Changes](#)

CSD DIRECTOR OF COMMUNITY SERVICES REPORT**CSD GENERAL MANAGER REPORT****CSD BOARD OF DIRECTOR REPORTS****CSD ADJOURNMENT**

Next regular meeting: Tuesday, July 9, 2019, at 5:30 PM, for a Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY

CALL TO ORDER: Chairperson Mike Naggar

ROLL CALL: Edwards, Rahn, Schwank, Stewart, Naggar

SARDA PUBLIC COMMENTS

A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. If the speaker chooses to address the Board on an item listed on the Consent Calendar or a matter not listed on the agenda, a Request to Speak form may be filled out and filed with the City Clerk prior to the Board addressing Public Comments and the Consent Calendar. Once the speaker is called to speak, please come forward. For all Public Hearing or Business items on the agenda, a Request to Speak form may be filed with the City Clerk prior to the Board addressing that item. On those items, each speaker is limited to five minutes.

SARDA CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Successor Agency to the Redevelopment Agency request specific items be removed from the Consent Calendar for separate action.

16. Approve the Action Minutes of June 11, 2019

Recommendation: That the Board of Directors approve the action minutes of June 11, 2019.

Attachments: [Minutes](#)

17. Approve Financial Statements for the 3rd Quarter Ended March 31, 2019

Recommendation: That the Board of Directors receive and file the financial statements for the 3rd quarter ended March 31, 2019.

Attachments: [Agenda Report](#)
[Statement of Net Position](#)
[Statement of Net Position Changes](#)

SARDA EXECUTIVE DIRECTOR REPORT**SARDA BOARD OF DIRECTOR REPORTS****SARDA ADJOURNMENT**

Next regular meeting: Tuesday, July 9, 2019, at 5:30 PM, for a Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

TEMECULA HOUSING AUTHORITY - NO MEETING**TEMECULA PUBLIC FINANCING AUTHORITY - NO MEETING****RECONVENE TEMECULA CITY COUNCIL****PUBLIC HEARING**

Any person may submit written comments to the City Council before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

18. Approve an Amendment to Chapter 5.22 of the Temecula Municipal Code, Massage and Massage Establishments (At the Request of Subcommittee Members Council Members Edwards and Rahn)

Recommendation: That the City Council:

1. Introduce and read by title only an ordinance entitled:

ORDINANCE NO. 19-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 5.22, MASSAGE AND MASSAGE ESTABLISHMENTS, OF THE TEMECULA MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. Adopt a resolution entitled:

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE SCHEDULE OF ADMINISTRATIVE CITATION FINES PURSUANT TO TEMECULA MUNICIPAL CODE SECTION 1.21.060 FOR VIOLATIONS OF CHAPTER 5.22 PERTAINING TO MASSAGE ESTABLISHMENTS

Attachments: [Agenda Report](#)
[Ordinance](#)
[Resolution](#)

19. Approve the Disposition and Development Agreement for Vine Creek Apartments Affordable Housing Development Between the City of Temecula, as Housing Successor to the Former Temecula Redevelopment Agency, and Temecula Pacific Associates, Located Approximately 130 Feet North of the Main Street and Pujol Street Intersection, on the East Side of Pujol Street (APNs 922-053-021, 922-053-048, 922-053-047) (At the Request of Subcommittee Members Mayor Naggar and Council Member Rahn)

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR (AND, WITH RESPECT TO A DENSITY BONUS AGREEMENT AND CITY FEE AND PERMANENT LOANS, ALSO IN ITS CAPACITY AS THE CITY) APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT THAT INCLUDES SUCH DENSITY BONUS AGREEMENT AND SUCH CITY LOANS, WITH TEMECULA PACIFIC ASSOCIATES, FOR THE "VINE CREEK" 60 UNIT APARTMENT PROJECT, AND THE TAKING OF RELATED ACTIONS, AND FIND THAT A MITIGATED NEGATIVE DECLARATION HAS BEEN APPROVED FOR THE PROJECT AND NO FURTHER CEQA REVIEW IS REQUIRED

Attachments: [Agenda Report](#)
[Resolution](#)
[Attachment A - DDA](#)
[Summary Report](#)
[Notice of Public Hearing](#)

DEPARTMENTAL REPORTS

20. City Council Travel/Conference Report

Attachments: [Agenda Report](#)
[Itinerary](#)

21. Community Development Department Monthly Report

Attachments: [Agenda Report](#)
[Activity Report](#)
[Statistics](#)
[Charts](#)

22. Fire Department Monthly Report

Attachments: [Agenda Report](#)
 [Monthly Report](#)

23. Police Department Monthly Report

Attachments: [Agenda Report](#)

24. Public Works Department Monthly Report

Attachments: [Agenda Report](#)
 [Project Status Report](#)

COMMISSION REPORTS

PUBLIC SAFETY REPORT

CITY MANAGER REPORT

CITY ATTORNEY REPORT

ADJOURNMENT

Next regular meeting: Tuesday, July 9, 2019, at 5:30 PM, for a Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.