

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  
JANUARY 28, 2020 - 7:00 PM**

### **CLOSED SESSION - 5:30 P.M.**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding two parcels of real property owned by the City of Temecula and located at 28725 Pujol Street and 28731 Pujol Street (APN NOS: 922-06-2010 and 922-06-2016). The parties to the negotiations for the potential sale of the property are: Habitat for Humanity Inland Valley and the City of Temecula. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, and Luke Watson. Under negotiation are price and terms for the sale of the property.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential lease of real property owned by the City and located at 43200 Business Park Drive (APN: 921-020-078). The potential lessee of the property in negotiations with the City is: California State University – San Marcos. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, and Peter Thorson. Under negotiation are price and terms of the potential lease of the property.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding four parcels of real property owned by the City of Temecula, as successor to the assets of the Redevelopment Agency of the City of Temecula, consisting of approximately 1 acre (APN: 922-360-004, 005, 006 & 007) located on Main Street at Mercedes Street in the City of Temecula. The parties to the negotiations for the potential sale of the property are: Marketplace Old Town, LLC (Truax Development) and the City of Temecula. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, and Luke Watson. Under negotiation are price and terms for the sale of the property.

**CALL TO ORDER: Mayor James Stewart**

**PRELUDE MUSIC: Susan Miyamoto**

**INVOCATION: TBD**

**FLAG SALUTE: Council Member Maryann Edwards**

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

**PRESENTATIONS/PROCLAMATIONS**

Presentation to Temecula Valley High School Golden Bears Football  
Presentation of Service Award to Council Member Matt Rahn (5 Years)

**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 January 14, 2020**

**Recommendation:** That the City Council approve the action minutes of January 14, 2020.

**Attachments:** [Minutes](#)

**3. Approve List of Demands**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

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. Approve City Treasurer's Report as of November 30, 2019**

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

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

**5. Adopt Ordinance 2020-01 Approving an Amendment to Title 17 of the Temecula Municipal Code for Short-Term Rentals and Establish Administrative Citation Fines for Illegal Short-Term Rentals (Second Reading)**

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2020-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO ADD A DEFINITION OF SHORT-TERM RENTALS AND ADDING SHORT-TERM RENTALS TO THE USE REGULATION TABLE, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)

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

**6. Approve Appropriation of Fund Balance from Service Level C Landscape Maintenance Zones 516, 518 and 520 and Transfer Funds to CIP Project Budget for Expanded Recycled Water Conversion Project, PW17-29**

Recommendation: That the City Council approve the appropriation of Fund Balance for Service Level C Landscape Maintenance Zones 516, 518 and 520 for a

total amount of \$118,441, and transfer funds to the CIP project budget for the Expanded Recycled Water Conversion Project, PW17-29.

**Attachments:**      [Agenda Report](#)  
                                 [CIP Project Sheet](#)

7.      Approve Second Amendment with Cooperative Personnel Services DBA: CPS HR Consulting for City Employee Development Trainings

**Recommendation:**      That the City Council approve a second amendment to the Consultant Services Agreement with Cooperative Personnel Services DBA, CPS HR Consulting in the amount of \$40,000 for employee development trainings, for a total agreement amount of \$100,000.

**Attachments:**      [Agenda Report](#)  
                                 [Agreement](#)  
                                 [First Amendment](#)  
                                 [Second Amendment](#)

8.      Approve Contingency Increase to Construction Contract with Ortiz Enterprises, Inc. for the Interstate 15 / State Route 79 South Ultimate Interchange, PW04-08

**Recommendation:**      That the City Council:

1. Approve an increase to the contingency of the construction contract with Ortiz Enterprises, Inc. for the Interstate 15 / State Route 79 South Interchange, PW04-08, in the amount of \$100,000;

2. Increase the City Manager's authorization to approve change orders in the amount of \$100,000.

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

9.      Accept Improvements and File the Notice of Completion for Pavement Rehabilitation Program Citywide - Enterprise Circle West and South, Rider Way, and Commerce Center Drive, PW18-12

**Recommendation:**      That the City Council:

1. Accept the improvements for the Pavement Rehabilitation Program Citywide - Enterprise Circle West and South, Rider Way, and Commerce Center Drive, PW18-12, as complete;

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;

3. 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](#)

[Maintenance Bond](#)

[Affidavit and Final Release](#)

**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 Zak Schwank**

**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.

**10. Approve the Action Minutes of January 14, 2020**

**Recommendation:** That the Board of Directors approve the action minutes of January 14, 2020.

**Attachments:** [Minutes](#)

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

The next regular meeting of the Temecula Community Services District will be held on Tuesday, February 11, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**JOINT MEETING - SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY / CITY COUNCIL**

**CALL TO ORDER: Chairperson James Stewart**

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

**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.

**11. Approve Recognized Obligation Payment Schedule and Administrative Budget for the Period of July 1, 2020 Through June 30, 2021 (ROPS 20-21)**

**Recommendation:** That the Board of Directors

1. Adopt a resolution entitled:

**RESOLUTION NO. SARDA**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH**

2. Adopt a resolution entitled:

**RESOLUTION NO. SARDA**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT**

AGENCY APPROVING THE PROPOSED ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

**Attachments:**

[Agenda Report](#)

[Resolution - ROPS](#)

[Exhibit A - ROPS 20-21](#)

[Resolution - Budget](#)

[Exhibit A - 20-21 SARDA Budget](#)

12. Approve Fifth Amendment to Disposition and Development Agreement for Town Square Marketplace Development Between Successor Agency to the Temecula Redevelopment Agency, the City of Temecula, and Town Square Marketplace Old Town, LLC (APN Nos. 922-360-004, 005, 006, 007)

**Recommendation:**

1. That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE FIFTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF TEMECULA, SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY, AND TOWN SQUARE MARKETPLACE OLD TOWN, LLC CONVEYING APPROXIMATELY ONE ACRE OF PROPERTY LOCATED ON MAIN STREET WEST OF MERCEDES STREET

2. That the Successor Agency to the Temecula Redevelopment Agency adopt a resolution entitled:

RESOLUTION NO. SARDA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY APPROVING THE FIFTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF TEMECULA, SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY, AND TOWN SQUARE MARKETPLACE OLD TOWN, LLC CONVEYING APPROXIMATELY ONE ACRE OF PROPERTY LOCATED ON MAIN STREET WEST OF MERCEDES STREET



**Attachments:**      [Agenda Report](#)  
                              [Fifth Amendment](#)  
                              [Council Resolution](#)  
                              [SARDA Resolution](#)

**SARDA EXECUTIVE DIRECTOR REPORT**

**SARDA BOARD OF DIRECTOR REPORTS**

**SARDA ADJOURNMENT**

The next regular meeting of the Successor Agency to the Redevelopment Agency will be held on Tuesday, February 11, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 p.m., at the Council Chambers located at 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.

**13. Approve Renewal of Visit Temecula Valley Tourism Business Improvement District**

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

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RENEWING THE VISIT TEMECULA VALLEY TOURISM BUSINESS IMPROVEMENT DISTRICT PURSUANT TO THE PARKING AND BUSINESS IMPROVEMENT LAW OF 1994 AND APPROVING AN AGREEMENT BETWEEN THE CITY AND VISIT TEMECULA VALLEY TO ADMINISTER THE ASSESSMENT REVENUES

**Attachments:**

[Agenda Report](#)  
[Resolution](#)  
[Exhibit A - Boundary Map](#)  
[Exhibit B - Management Agreement](#)  
[Resolution No. 19-68](#)  
[Petitions](#)  
[Financial Report](#)  
[Management Plan](#)  
[Notice of Meeting and Hearing](#)  
[Proof of Service](#)

**DEPARTMENTAL REPORTS****14. Community Development Department Monthly Report**

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

15.    Fire Department Monthly Report

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

16.    Police Department Monthly Report

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

17.    Public Works Department Monthly Report

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

**COMMISSION REPORTS**

**PUBLIC SAFETY REPORT**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

**ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, February 11, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 p.m., at the Council Chambers located at 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 at least 72 hours prior to the meeting. The material will also be available on the City's website at [TemeculaCa.gov](http://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.