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AGENDA

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

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 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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet 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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet 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 916-400-054. 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: Mayor Maryann Edwards

INVOCATION: TBD

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

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. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be read aloud into the record at the meeting by the City Clerk. Email comments must be submitted to randi.johl@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Email comments shall be subject to the same rules as would otherwise govern in person public comments.

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 Action Minutes of July 27, 2021

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

Attachments: [Action 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 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.

Attachments: [Agenda Report](#)
 [Office Lease](#)
 [Memorandum of Lease](#)

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.

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

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.

Attachments: [Agenda Report](#)
[License and Services Agreement](#)
[Capital Project Sheet](#)

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.

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

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.

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

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.

Attachments: [Agenda Report](#)

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.

Attachments: [Agenda Report](#)

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/OR THE TEMECULA PUBLIC FINANCING AUTHORITY

TEMECULA COMMUNITY SERVICES DISTRICT MEETING**CALL TO ORDER: President Zak Schwank****ROLL CALL: Alexander, Edwards, 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. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be read aloud into the record at the meeting by the City Clerk. Email comments must be submitted to randi.johl@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Email comments shall be subject to the same rules as would otherwise govern in person public comments.

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.

11. Approve Action Minutes of July 27, 2021

Recommendation: That the Board of Directors approve the action minutes of July 27, 2021.

Attachments: [Action Minutes](#)

12. Approve Extension of Joint Use Agreement with the Temecula Valley Unified School District for Temecula Elementary School

Recommendation: That the Board of Directors approve the Seventh Amendment to the Agreement between the Temecula Community Services District and the Temecula Valley Unified School District for Joint Use of a portion of Temecula Elementary School.

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

13. Approve Extension of Joint Use Agreement with the Temecula Valley Unified School District for Temecula Middle School

Recommendation: That the Board of Directors approve the Second Amendment to the Agreement between the Temecula Community Services District and the Temecula Valley Unified School District for Joint Use of a portion of Temecula Middle School.

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

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, August 24, 2021, 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.

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY - NO MEETING**TEMECULA HOUSING AUTHORITY - NO MEETING****TEMECULA PUBLIC FINANCING AUTHORITY**

CALL TO ORDER: Chair Maryann Edwards

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

TPFA 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. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be read aloud into the record at the meeting by the City Clerk. Email comments must be submitted to randi.johl@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Email comments shall be subject to the same rules as would otherwise govern in person public comments.

TPFA CONSENT CALENDAR

14. Approve Action Minutes of July 27, 2021

Recommendation: That the Board of Directors approve the action minutes of July 27, 2021.

Attachments: [Action Minutes](#)

TPFA EXECUTIVE DIRECTOR REPORT**TPFA BOARD OF DIRECTORS REPORT****TPFA ADJOURNMENT**

The next regular meeting of the Temecula Public Financing Authority will be held on Tuesday, August 24, 2021, 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.

RECONVENE TEMECULA CITY COUNCIL**BUSINESS****15. Appoint Members to the Planning Commission**

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

Attachments: [Agenda Report](#)
[Redacted Applications](#)

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.

Attachments: [Agenda Report](#)

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.

Attachments: [Agenda Report](#)
[Resolution No. 2020-59](#)

CITY MANAGER REPORT**CITY ATTORNEY REPORT****ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, August 24, 2021, 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 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.