

## **ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
DECEMBER 10, 2019 - 7:00 PM**

### **CLOSED SESSION - 5:00 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 and dedication of real property owned by Tilak Chopra, consisting of approximately 325 square feet located near Butterfield Stage Road and Nicholas Road (APN: 957-130-003). The negotiating parties are the City of Temecula and Tilak Chopra. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, Pat Thomas and Peter Thorson. Under negotiation are price and terms of the acquisition of this property.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the lease of real property owned by the City of Temecula, consisting of approximately 2.38 acres, located on La Serena Road, next to Rancho Elementary School (APN: 953-050-001). The negotiating parties are the City of Temecula and the Temecula Valley Unified School District. Negotiators for the City of Temecula are: Aaron Adams, Greg Butler, Pat Thomas and Peter Thorson. Under negotiation are price and terms of the lease of this 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.

CONFERENCE WITH LEGAL COUNSEL — PENDING LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: (1) Center for Biological Diversity, et al. v. City of Temecula, et al., Riverside County Superior Court Case No. RIC 1800858; and (2) Endangered Habitats League v. City of Temecula et al., Riverside County Superior Court Case No. RIC 1800886.

**CALL TO ORDER at 7:12 PM: Mayor Mike Naggar**

**PRELUDE MUSIC: James L. Day Middle School Sound Wave**

**INVOCATION: Fire Chaplain Ted Norton**

**FLAG SALUTE: Mayor Pro Tempore James "Stew" Stewart**

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

**PRESENTATIONS/PROCLAMATIONS** - None

**PUBLIC COMMENTS**

The following individuals addressed the City Council on non-agendized items:

- Chris Krsterski
- Jerry Hoffstetter

**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 by Edwards, 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 November 12, 2019**

Recommendation: That the City Council approve the action minutes of November 12, 2019.

**3. Approve List of Demands**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 19-71

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

**4. Update City's Complimentary Ticket Policy to Include New Fair Political Practices Commission Requirements**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 19-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA UPDATING THE CITY'S COMPLIMENTARY TICKET POLICY

5. Approve Agreement with Townsend Public Affairs for State Legislative Consultant and Grant Writing Services (At the Request of Subcommittee Members Mayor Pro Tempore Stewart and Council Member Rahn)

Recommendation: That the City Council approve an agreement with Townsend Public Affairs for state legislative consultant and grant writing services in the amount of \$216,000 for the total three-year term of the agreement.

6. Authorize City Manager to Enter into Subordination Agreement Subordinating City as Housing Successor to Former Temecula Redevelopment Agency Deed of Trust on Front Street Plaza Affordable Housing Development Located at 28693 Old Town Front Street

Recommendation: That the City Council authorize the City Manager to enter into a subordination agreement between the City of Temecula, as Housing Successor to the former Temecula Redevelopment Agency, and Robles Brothers Investments, LLC, for the subordination of the City's deed of trust securing its interests in the Front Street Plaza development to a new deed of trust held by Bank of Hope within the parameters described in this agenda report, including a 70% loan to value ratio.

7. Authorize City Manager to Approve Purchase Order with California Electrical Supply for Wireless Lighting Control System Software

Recommendation: That the City Council authorize the City Manager to approve a purchase order with California Electrical Supply for wireless lighting control system software for a total amount of \$269,439.

8. Approve Specifications and Authorize Solicitation of Construction Bids for Americans with Disabilities Act (ADA) Improvements at Ronald Reagan Sports Park as part of the ADA Transition Plan Implementation, PW18-16

Recommendation: That the City Council:

1. Approve the specifications and authorize the Department of Public Works to solicit construction bids for the Americans with Disabilities Act (ADA) Transition Plan Implementation, PW18-16;

2. Make a finding that this project is exempt from CEQA pursuant to Article 19, Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines.

9. Approve Cooperative Agreement with Temecula Sunrise Rotary Club in Support of Community Christmas Dinner

Recommendation: That the City Council approve the Cooperative Agreement with Temecula Sunrise Rotary Club for in-kind services and support in the amount of \$7,255 to provide a Community Christmas Dinner.

**10. Approve Cooperative Agreement, State SHOPP Minor Funds Contribution with the State of California Department of Transportation (Caltrans)**

Recommendation: That the City Council approve the Cooperative Agreement, State SHOPP Minor Funds Contribution (No. 08-1701) with the State of California Department of Transportation (Caltrans).

**11. Approve Subdivision Tract Maps for Sommers Bend, Previously Known as Roripaugh RanchPhase II, and Authorize the City Manager to Execute Related Agreements**

Recommendation: That the City Council:

1. Approve Tract Map 37341-1, 37341-2, 37341-3 and 37341-4 in conformance with the conditions of approval;
2. Approve the subdivision improvement and monumentation agreements with the developer;
3. Authorize the City Manager to execute the agreements on behalf of the City.

**12. Accept Improvements and File the Notice of Completion for Overland Drive Extension, PW16-06**

Recommendation: That the City Council:

1. Accept the improvements for the Overland Drive Extension, PW 16-06, as complete;
2. Direct the City Clerk to file and record the Notice of Completion and release the Performance Bond;
3. Release the Labor and Material Bond seven months after filing the Notice of Completion, if no liens have been filed.

**RECESS:**

At 7:51 PM, the City Council recessed and convened as the Temecula Community Services District Meeting and the Joint Successor Agency to the Temecula Redevelopment Agency and City Council Meeting. At 7:55 PM, the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**PUBLIC HEARING**

**15. Approve Fee Reimbursement Agreement with Oremor of Temecula LX, LLC (Temecula Valley Lexus) In Accordance with the Automobile Dealership Fee Reimbursement Program**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 19-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THAT CERTAIN AGREEMENT ENTITLED FEE REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND OREMOR OF TEMECULA LX, LLC

Approved the Staff Recommendation (5-0): Motion by Edwards, Second by Stewart. The vote reflected a unanimous approval.

**BUSINESS**

16. Adopt Ordinance Amending Section 8.28.210 of the Municipal Code Regarding Stormwater Discharges

Recommendation: That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO. 19-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTION 8.28.210 OF THE TEMECULA MUNICIPAL CODE REGARDING STORMWATER DISCHARGES

Approved the Staff Recommendation (5 0): Motion by Edwards, Second by Rahn. The vote reflected a unanimous approval.

**JOINT MEETING - CITY COUNCIL AND TEMECULA COMMUNITY SERVICES DISTRICT**

17. Conduct Annual Reorganization for Calendar Year 2020

Recommendation: That the City Council/Board of Directors select the Mayor, Mayor Pro Tempore, President and Vice-President for calendar year 2020.

Approved the Staff Recommendation (5-0): Motion by Naggar, Second by Edwards. The vote reflected unanimous approval. For the 2020 calendar year, Mayor Pro Tempore James Stewart was selected as Mayor and Council Member Maryann Edwards was selected as Mayor Pro Tempore. Council Member Zak Schwank was selected as TCSD President and Council Member James Stewart was selected as TCSD Vice-President.

**DEPARTMENTAL REPORTS**

18. Police Department Monthly Report

19. Public Works Department Monthly Report

**COMMISSION REPORTS**

**PUBLIC SAFETY REPORT**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney stated there was no reportable actions from closed session.

**ADJOURNMENT**

At 8:23 PM, the City Council meeting was formally adjourned to Tuesday, January 14, 2020, 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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Michael S. Naggar, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]