

ACTION MINUTES

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 convened 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 convened 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 convened 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 at 7:00 PM: Mayor James Stewart

PRELUDE MUSIC: Sandi Del Rosario, Susan Miyamoto and Gina Wingfield

INVOCATION: Aaron Adams

FLAG SALUTE: Council Member Maryann Edwards

ROLL CALL: Edwards (absent), Naggar (absent), 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

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

- Julie Paule
- Matt Capeloute (Alex's dad)
- Judy Zulficar
- Ms. Miller

The following individuals addressed the City Council on agendized items:

- Jim Dedrick (5)
- Joshua Goldsmith (5)
- Jessica Abrego (5)
- Alexandria De Rossi (5)
- Tammy Alvarado (5)
- Erica Garibay (5)
- Alma Villalobos (5)
- David May (5)
- Victor Morgenroth (13)

CITY COUNCIL REPORTS

CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (3-0, Edwards and Naggar absent): Motion by Schwank, Second by Rahn. 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 the Action Minutes of January 14, 2020

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

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-06

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

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.

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)

City Manager Aaron Adams did not participate in the discussion of short term rentals and left the Council Chamber while this was considered. Mr. Adams wife is the Executive Director of Visit Temecula Valley which is advocating its position with respect to short term rentals.

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.

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.

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.

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.

RECESS:

At 7:50 PM, the City Council recessed and convened as the Temecula Community Services District Meeting. The City Council convened to a joint meeting with the Successor Agency to the Temecula Redevelopment Agency at 7:51 PM.

JOINT SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

CALL TO ORDER at 7:51 PM: Chair James Stewart

ROLL CALL: Edwards (absent), Naggar (absent), Rahn, Schwank, Stewart

SARDA/COUNCIL PUBLIC COMMENTS - None

SARDA CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (3-0, Edwards and Naggar absent): Motion by Rahn, Second by Schwank. The vote reflected unanimous approval.

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 2020-01

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 2020-02

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

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. 2020-07

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 2020-03

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 PROPERTY LOCATED ON MAIN STREET WEST OF MERCEDES STREET

SARDA EXECUTIVE DIRECTOR REPORT

SARDA BOARD OF DIRECTOR REPORTS

SARDA ADJOURNMENT

At 7:53 PM, the Successor Agency to the Temecula Redevelopment Agency meeting was formally adjourned to Tuesday, February 11, 2020, at 5:30 PM for a Closed Session, with a regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

RECONVENE TEMECULA CITY COUNCIL

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. 2020-08

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

City Manager Aaron Adams did not participate in the discussion of the Visit Temecula Valley Business Improvement District and left the Council Chamber while this was considered. Mr. Adams wife is the Executive Director of the non-profit Visit Temecula Valley which will be administering the District.

Approved the Staff Recommendation (3-0, Edwards and Naggar absent): Motion by Schwank, Second by Rahn. The vote reflected unanimous approval.

DEPARTMENTAL REPORTS

14. Community Development Department Monthly Report - Receive and file only.

15. Fire Department Monthly Report - Receive and file only.
16. Police Department Monthly Report - Receive and file only.
17. Public Works Department Monthly Report - Receive and file only.

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 8:14 PM, the City Council meeting was formally adjourned to Tuesday, February 11, 2020, at 5:30 PM for Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

Adjourned in Memory of
June Greek

James Stewart, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]