

**CITY OF MURRIETA  
Council Chambers  
1 Town Square  
Murrieta, CA 92562**



**Tuesday, April 21, 2026  
4:00 PM REGULAR MEETING  
CLOSED SESSION  
FOLLOWING REGULAR  
MEETING**

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the City Clerk Department at (951) 461-6031 or email at CityClerk@murrietaca.gov at least 72 hours in advance. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

Any presentation requiring the use of the City of Murrieta's equipment must be submitted to the City Clerk's department 72 hours prior to the scheduled City Council meeting at City Hall located at 1 Town Square, Murrieta, CA; via email at CityClerk@MurrietaCA.gov or call (951) 461-6031. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

**Jon Levell  
Mayor**

**Ron Holliday  
Mayor Pro Tem**

**Lisa DeForest  
Council Member**

**Lori Stone  
Council Member**

**Cindy Warren  
Council Member**

**Justin Clifton, City Manager  
Tiffany Israel, City Attorney  
Cristal McDonald, City Clerk**

**MURRIETA CITY COUNCIL (CC)  
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)  
MURRIETA FIRE DISTRICT (FD)  
MURRIETA LIBRARY BOARD (LB)  
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)  
MURRIETA HOUSING AUTHORITY (HA)  
MURRIETA FINANCING AUTHORITY (FA)**

**YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT  
<https://murrieta.legistar.com/Calendar.aspx>**

**4:00 PM REGULAR MEETING**

**CALL TO ORDER 4:01 p.m.**

**ROLL CALL**

Present: Council Member Cindy Warren  
Council Member Lisa DeForest  
Council Member Lori Stone  
Mayor Pro Tem Ron Holliday

Absent: Mayor Jon Levell

**PLEDGE OF ALLEGIANCE** Deputy City Manager Scott Agajanian

**INVOCATION** Sal Rangel, Calvary Baptist Church

**PRESENTATIONS**

Proclamation: Fair Housing Month

**APPROVAL OF AGENDA**

Action: It was moved by Council Member DeForest, seconded by Council Member Warren to approve the Agenda for April 21, 2026.

Ayes: Warren, DeForest, Stone, Holliday

Noes: None

Absent: Levell

**CITY MANAGER - ADMINISTRATIVE UPDATE**

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB)  
REPORTS/ANNOUNCEMENTS**

Council Member Warren: Provided attendance/reported the following:

- Riverside County Transportation Commission (RCTC)
- Riverside Transit Agency (RTA)

Provided Announcements to be made part of the City's record.

Council Member DeForest: Provided verba Announcements.

Council Member Stone: Provided attendance/reported the following:

- Western Riverside Council of Governments (WRCOG)
- Southwest Riverside Elected Leaders Collaborative

Provided Announcements to be made part of the City's record.

Mayor Pro Tem Holliday: Provided Announcements to be made part of the City's record.

**PUBLIC COMMENTS (NON-AGENDA)**

Kirk Effinger: On behalf of the Rotary Club of Murrieta provided the City Council a memory book of the Murrieta Field of Honor partnership with the City.

Connie McConnell: Provided an update on the Murrieta Historical Society and Murrieta Market Nights.

Meeting Minutes

City Council

April 21, 2026

Julie Paule: Invited the City Council to attend the Southwest Riverside County Association of Realtors City Manager breakfast.

Philip O'Reilly: Spoke on the Jefferson Road widening project.

Kassen Klein: Spoke on City Council subcommittees.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 14**

Action: It was moved by Council Member Warren, seconded by Council Member DeForest, to approve Consent Calendar Item Nos. 1-14 with the exception of Item Nos. 5 and 7 pulled by Council Member Stone for discussion.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday

Noes: None

Absent: Levell

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. Check Register February 2026

Recommended Action:

Adopt a Resolution 26-4925 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Consolidated Check Register for the month of February 2026.*

3. Amending and Restating the Comprehensive Pay Schedule for Fiscal Year 2025/26

Recommended Action:

Adopt Resolution No. 26-4926 entitled: *A Resolution of the City Council of the City of Murrieta, California, Adopting the Third Amended and Restated Comprehensive Pay Schedule for Fiscal Year 2025/26;*

Amend the FY 2025/26 and 2026/27 Operating Budget as detailed in the fiscal impact statement; and

Approve the Updated Schedule of Authorized Positions.

4. Establish a Contract Amount for the Agreement with MuniTemps and Approve Exemption from Competitive Bidding

Recommended Action:

Amend the Fiscal Year (FY) 2025/26 Operating Budget as referenced in the Fiscal Impact Statement;

Approve the agreement with MuniTemps for temporary staffing services for a not-to-exceed amount of \$150,000 per fiscal year for the agreement;

Authorize the City Manager to continue or terminate the agreement with MuniTemps each Fiscal Year; and

Approve an exemption from the City's competitive bidding requirements for these services in accordance with Municipal Code section 3.08.280.

**6. Amendment No. 2 to the Agreement with Priority Building Services, Inc.**

Recommended Action:

Approve Amendment No. 2 to the Agreement with Priority Building Services, Inc., adding janitorial services for the Copper Canyon Recreation Building and the Town Square Park Dressing Room; and

Authorize the City Manager to execute the amendment on behalf of the City.

**8. Periodic Review of Development Agreement No. DA-2018-1631 (Ord. No. 569-01) Between the City of Murrieta and Pulte/BP Murrieta Hills, LLC**

Recommended Action:

Receive and file an annual report for the Development Agreement; and

Find and determine that the Owner of the Murrieta Hills Specific Plan area is complying in Good Faith with the terms and conditions of the Development Agreement for the 12-month Period of January 2025 to January 2026.

**9. Second Reading of Ordinance No. 630-26 to Update the City's Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program (MCA-2026-00012) for Development Projects within the City**

Recommended Action:

Conduct the second reading and adopt Ordinance No. 630-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Ordinance No. 613-25 to Update Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program.*

**10. Notice of Completion - Fire Station 2 Emergency Showers and Restroom Renovation Project**

Recommended Action:

Accept the improvements for the Fire Station 2 Phase 1 Emergency Showers and Restroom Renovation Project, Capital Improvement Plan (CIP) No. 21038, as complete;

Authorize the City Clerk to record a Notice of Completion; and

Authorize the final payment to the Contractor of owed retention and release bonds in accordance with State law and City ordinance.

**11. Approve an Agreement with Adlerhorst International, LLC**

Recommended Action:

Approve an agreement with Adlerhorst International, LLC for K-9 Procurement and Training Services not-to-exceed \$310,000.

**12. Acceptance of Public Improvements in Map Book 8/359, Parcel Lot 191**

Recommended Action:

Accept the public improvements constructed for Map Book 8/359, Parcel Lot 191 (Storquest

Meeting Minutes

City Council

April 21, 2026

APN: 913-210-042) located at the southeast corner of Date Street and Delhaven Street at the terminus of Date Street; and

Authorize the City Engineer to release ninety percent (90%) of the associated improvement security bonds; and

Authorize the Municipal Services Department to assume ongoing maintenance of the public improvements in accordance with City maintenance standards.

13. Cooperative Agreement 08-1822 for Interstate 215/Keller Road Undercrossing

Recommended Action:

Adopt Resolution No. 26-4927 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving A Cooperative Agreement with the State of California, Acting By and Through Its Department of Transportation (CalTrans), for the Plans, Specifications, and Estimates and Right of Way Work Necessary to Construct A New Full Interchange and Auxiliary Lanes at Interstate 215 and Keller Road (District Agreement No. 08-1822).*

14. Installation of a Designated Pick-up/Drop-off Zone Adjacent to Vintage Reserve Park near Buchanan Elementary School

Recommended Action:

Adopt Resolution No. 26-4928 entitled: *A Resolution of the City Council of Murrieta, California, Authorizing the Installation of Signage and Designation of a Pick-Up/Drop-Off Zone on Kingwood Road Adjacent to Vintage Reserve Park.*

**PULLED CONSENT CALENDAR ITEMS**

5. Real Property Lease at Alta Murrieta Sports Park for Cultivating Inclusion

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Warren, to authorize the City Manager to execute a four-year Real Property Lease with Cultivating Inclusion, Inc.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

7. Western Municipal Water District Funding Support for the Carol Carson Garden of Verses at the Murrieta Public Library

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Warren to approve the Memorandum of Understanding between Western Water District and the City of Murrieta, which provides funding support in an amount not to exceed \$85,000, on a reimbursement basis;

Authorize the City Manager and/or designee to execute all necessary documents to facilitate the project; and

Authorize an amendment to the Fiscal Year 2025/26 Capital Improvement Plan

Budget as detailed in the fiscal impact statement.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
 Noes: None  
 Absent: Levell

## PUBLIC HEARINGS

15. Public Hearings to Form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and to Annex into Community Facilities District No. 2025-2 (Maintenance Services) and Community Facilities District No. 2025-S (Safety Services)

**\*\*\*Council Member DeForest recused herself from the item due to owning property 1,000 feet from the site.\*\*\***

Staff report provided by Finance Director Javier Carcamo.

Public hearing opened at 5:07 p.m.

Public Testimony: None

Action: It was moved by Council Member Warren, seconded by Mayor Pro Tem Holliday to open the public hearing regarding the formation of Community Facilities District No. 2026 1 (Gierson Ranch) of the City of Murrieta and continue the public hearing to June 2, 2026.

Open the public hearing as the Legislative Body of Community Facilities District No. 2025 2 (Maintenance Services) of the City of Murrieta regarding the annexation of territory to Community Facilities District No. 2025 2 (Maintenance Services) of the City of Murrieta (Annexation No. 3 Gierson Ranch) and continue the public hearing to June 2, 2026.

Open the public hearing as the Legislative Body of Community Facilities District No. 2025 S (Safety Services) of the City of Murrieta regarding the annexation of territory to Community Facilities District No. 2025 S (Safety Services) of the City of Murrieta (Annexation No. 1 Gierson Ranch) and continue the public hearing to June 2, 2026..

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
 Noes: None  
 Absent: Levell

16. Financing for the Jefferson 82 Apartments Affordable Housing Project

Staff report and PowerPoint provided by City Planner Carl Stiehl and Deputy Development Director Jarrett Ramaiya.

California Municipal Finance Authority representative Travis Cooper was available for questions from the City Council.

The following topics were discussed:

- Property site;
- Local control;
- California Municipal Finance Authority; and
- Bond financing.

Public hearing opened at 5:20 p.m.

Public Testimony: None

Public hearing closed at 5:20 p.m.

Action: It was moved by Mayor Pro Tem Holliday, seconded by Council Member Warren to conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, (IRS Code) as amended; and

*Adopt Resolution No. 26-4929 entitled: A Resolution of the City Council of the City of Murrieta Approving a Plan of Finance of the California Municipal Finance Authority to Issue and Reissue Revenue Bonds for a Qualified Residential Rental Project for the Benefit of Mirka Jefferson LLP or an Affiliate Thereof, and Certain Other Matters Relating Thereto.*

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

#### 17. Financing for the Vista Heights Apartments Affordable Housing Project

Staff report and PowerPoint provided by City Planner Carl Stiehl and Deputy Development Director Jarrett Ramaiya.

California Municipal Finance Authority representative Travis Cooper was available for questions from the City Council.

Public hearing opened at 5:24 p.m.

Public Testimony: None

Public hearing closed at 5:25 p.m.

Action: It was moved by Mayor Pro Tem Holliday, seconded by Council Member DeForest to conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, (IRS Code) as amended; and

Adopt Resolution No. 26 4930 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving the Issuance by the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$42,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Vista Heights Apartments and Certain Other Matters Relating Thereto.*

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

18. Introduction of an Ordinance Authorizing a Development Agreement between the City of Murrieta and French Valley Crossings, LP, a California limited partnership and Phelan Service Station, LP a California limited partnership, related to the Development of the French Valley Crossings

Staff report and PowerPoint provided by Deputy City Manager Scott Agajanian, Deputy Development Services Director Jarrett Ramaiya, and Senior Planner Aaron Rintamaki.

Public hearing opened at 5:29 p.m.

Public Testimony:

Jack Kofdarali: Property Developer introduced himself and noted his availability to answer questions.

Public hearing closed at 5:30 p.m.

Action: It was moved by Council Member Stone, seconded by Council Member Warren to receive the staff report and conduct the public hearing;

Find that the proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162, and that no further analysis is required under CEQA in connection with the approval of the Development Agreement; and

Introduce and conduct the first reading of Ordinance No. 631-26 entitled: *An Uncodified Ordinance of the City Council of the City of Murrieta, California, Approving a Development Agreement with French Valley Crossings, LP and Phelan Service Station, LP to Extend the Entitlements for the Development of a Commercial Shopping Center at the Southwest Corner of Winchester Road (Highway 79) and Clinton Keith Road (Development Agreement).*

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

- 19.** Introduction of an Ordinance Authorizing a Development Agreement between the City of Murrieta and Murrieta Marketplace Holdings LP, a California Limited Partnership; Bonsall Service Station, LP a California Limited Partnership; and Scott-Murrieta Service Station, LP a California Limited Partnership Related to the Development of the Murrieta Marketplace

Staff report and PowerPoint provided by Deputy City Manager Scott Agajanian, Deputy Development Services Director Jarrett Ramaiya, and Senior Planner Aaron Rintamaki.

Public hearing opened at 5:34 p.m.

Public Testimony: None

Public hearing closed at 5:34 p.m.

Action: It was moved by Council Member DeForest, seconded by Council Member Warren to receive the staff report and conduct the public hearing;

Find that the proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162 and that no further analysis is required under CEQA in connection with the approval of the Development Agreement; and

Introduce and conduct the first reading of Ordinance No. 632 26 entitled: An Uncodified Ordinance of the City Council of the City of Murrieta, California, Approving a Development Agreement with Murrieta Marketplace Holdings LP, a California Limited Partnership, Bonsall Service Station, LP a California Limited Partnership and Scott Murrieta Service Station, LP a California Limited Partnership to Extend the Entitlements for the Development of a Commercial Shopping Center at the Northwest Corner of Winchester Road (Highway 79) and Clinton Keith Road (Development Agreement).

The motion carried by the following vote:

Ayes:	Warren, DeForest, Stone, Holliday
Noes:	None
Absent:	Levell

- 20.** Adoption of Revised Town Square Park and Amphitheater Policy and User Fees

Staff report and PowerPoint provided by Community Services Director Brian Ambrose, Special Events Supervisor Laura Frasso, and Senior Special Events Coordinator Nadine Kotob.

The following topics were discussed:

- Presenting sponsors;
- Signature events; and
- Town Square Park Amphitheater Subcommittee.

Public hearing opened at 5:51 p.m.

Public Testimony: None

Public hearing closed at 5:54 p.m.

Action: It was moved by Council Member Warren, seconded by Mayor Pro Tem Holliday to conduct a Public Hearing on proposed updates to the Town Square Park & Amphitheater Proposed User Fee Changes;

Adopt Resolution No. 26-4931 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving the City's Updated Town Square Park & Amphitheater Special Event Rates, User Fees; and*

Adopt Town Square Park & Amphitheater and Signature Event Policy.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

## DISCUSSION

21. Continuation of the Emergency Declaration, Appropriation of Funding, and Award of Construction Contract for Hayes Avenue Bridge at Miller Canyon Creek

Staff report and PowerPoint presentation provided by City Engineer Jeff Hitch.

Public Comments: None

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Warren to Adopt Resolution 26-4932 entitled: *A Resolution of the City Council of the City of Murrieta, California, Declaring that Emergency Conditions Persist, and Approving the Execution of a Contract for Reconstruction of the Hayes Avenue Bridge at Miller Canyon Creek without Notice for Bids Pursuant to California Public Contract Code Section 1102, 20168, and 22050; and*

Amend the FY 2025/26 Capital Improvement Plan as detailed in the fiscal impact statement.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday  
Noes: None  
Absent: Levell

**22. Recommendations from the City Council Code Enforcement Policy Ad-Hoc Subcommittee**

Staff report and PowerPoint presentation provided by Assistant City Manager Kristen Crane and Code Enforcement Manager Nolan Berentis.

Public Comments: None

Action: Via consensus the City Council approved the recommendations from the Code Enforcement Policy Ad-Hoc to move forward for implementation.

Kassen Klein was called to speak provided handout. Request for a future agenda items (see handout).

**PUBLIC COMMENTS**

Kassen Klein: Provided a handout and spoke on staff timing and City Council subcommittees.

**RECONSIDERATION** None

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

Council Member Warren: None

Council Member DeForest: None

Council Member Stone: Requested a presentation on Regional Housing Needs Allocation (RHNA) numbers, where the City is at, number of apartments with fair market pricing versus affordable after June 2026.

Consensus received.

Mayor Pro Tem Holliday: None.

**CLOSED SESSION**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

City Clerk Cristal McDonald announced the following Closed Session Items:

**CS1. Conference with Legal Counsel - Anticipated Litigation**

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d) (2), because there is a significant exposure to litigation in one (1) case.

Recommended Action:

Conference with Legal Counsel - Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d) (2), because there is a significant exposure to litigation in one (1) case.

**CS2.** Conference with Labor Negotiators

The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, Deputy City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association, Murrieta Police Management Association, Murrieta Firefighters Association, and Murrieta Fire Management Association.

**RECESS TO CLOSED SESSION 6:38 p.m.**

**CALL TO ORDER 8:12 p.m.**

**ANNOUNCEMENT OF CLOSED SESSION ACTION**

City Attorney Tiffany Israel stated for the record the City Council's attendance during Closed Session and reported the following Closed Session Action:

CS1.: No reportable action.

CS2.: No reportable action.

**ADJOURNMENT 8:13 p.m.**

---

Cristal McDonald, City Clerk