

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



**Tuesday, July 15, 2025  
4:45 PM CLOSED SESSION  
6:00 PM 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](mailto: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.

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**Cindy Warren  
Mayor**

**Jon Levell  
Mayor Pro Tem**

**Lisa DeForest  
Council Member**

**Lori Stone  
Council Member**

**Ron Holliday  
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>**

## **4:45 PM CLOSED SESSION**

**CALL TO ORDER 4:45 p.m.**

## **ROLL CALL**

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

**PUBLIC COMMENTS - CLOSED SESSION ITEMS ONLY** None**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

City Clerk Cristal McDonald announced the following Closed Session items:

**CLOSED SESSION****CS1. Conference with Real Property Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding that certain real property at the intersection of Kalmia Street and Jefferson Avenue, APN 903-080-041, 906-080-042, and 906-080-033 with Bold Communities and Fidelis Advisors. The City's real property negotiators, the City Manager, Assistant City Manager, Development Services Director, Economic Development Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

**CS2. Conference with Real Property Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding a portion that certain real property known as 24712 Via Silva, Murrieta, CA 92562 with Koroush Khalighi and Parvin Khalighi, Trustees. The City's real property negotiators, the City Manager, Assistant City Manager, Economic Development Director, Public Works Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

**CS3. 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 significant exposure to litigation for one case.

**CS4. Conference with Real Property Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding that certain real property located at the Northwest Corner of Linnel Lane and Whitewood Road, Murrieta, Riverside County, CA, at APN 392-290-048 with the California Department of Housing and Community Development and KNE Real Estate. The City's property negotiators, the City Manager, Assistant City Manager, Economic Development Director, and City Attorney will seek direction from the City Council regarding the price and terms of this property.

**RECESS TO CLOSED SESSION** 4:47 p.m.

**6:00 PM REGULAR MEETING**

**CALL TO ORDER** 6:02 p.m.

**ANNOUNCEMENT OF CLOSED SESSION ACTION**

City Attorney Tiffany Israel reported the following Closed Session Action: No reportable action for Closed Session Item Nos. CS1-CS4.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE** Mayor Pro Tem Levell

**INVOCATION** Taryn Sturkey, The Rock Church

**PRESENTATIONS**

Champion for Murrieta: Ernie Sanchez

Public Comments:

Patrick Ellis: Spoke in support of Ernie Sanchez as a Champion for Murrieta.

**APPROVAL OF AGENDA**

Action: It was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell, to approve the Agenda for July 15, 2025.

The motion carried by the following vote:

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

**CITY MANAGER - ADMINISTRATIVE UPDATE**

City Manager Justin Clifton provided verbal announcements.

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD REPORTS/ANNOUNCEMENTS**

Council Member DeForest: Deferred to the next City Council Meeting.

Council Member Stone: Provided attendance/reported the following:

- Legislative Workgroup Standing Subcommittee

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

Council Member Holliday: Provided attendance/reported the following:

- Town Square Park & Amphitheater Ad-Hoc Subcommittee

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

Mayor Pro Tem Levell: Provided verbal Announcements.

Mayor Warren: Provided attendance/reported the following:

- Town Square Park & Amphitheater Ad-Hoc Subcommittee

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

**PUBLIC COMMENTS (NON-AGENDA)**

Denise Lanier: Spoke on volunteer opportunities for Thrifting 4 Gifting and the Assistance League of Temecula Valley rebranding.

Aimee Edgeworth: Spoke on the first locals-only art auction benefiting the Cultural Arts Center and the Murrieta train project.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 16**

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday to approve Consent Calendar Item Nos. 1-16 with the exception of Item Nos. 5 and 6 being continued to a future meeting and Item No. 12 being pulled for discussion by Mayor Warren.

***Council Member Stone recused herself from Item No. 16 due to owning property within 1,000 feet of the project.***

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren

Noes: None

Absent: None

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

**2. Minutes**Recommended Action:

Approve the minutes of the July 1, 2025, Regular City Council Meeting.

**3. Check Register May 2025**Recommended Action:

Adopt the Resolution No. 25-4866 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Consolidated Check Register for the Month of May 2025.*

**4. Monthly Investment Transaction Report for May 2025**Recommended Action:

Receive and file the Monthly Investment Transaction Report for May 2025.

**5. Murrieta General Employees' Association Successor Memorandum of Understanding for the Period July 1, 2024, through June 30, 2027**Recommended Action:

Adopt Resolution No. 25-4867, entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving, Adopting and Implementing a Successor Memorandum of Understanding between the City of Murrieta and the Murrieta General Employees' Association for the Period July 1, 2024, through June 30, 2027.*

***Item No. 5 was continued to a future meeting.***

**6. Murrieta Supervisors' Association Successor Memorandum of Understanding for the Period July 1, 2024, through June 30, 2027**Recommended Action:

Adopt Resolution No. 25-4868 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving, Adopting and Implementing a Successor Memorandum of Understanding between the City of Murrieta and the Murrieta Supervisors' Association for the Period July 1, 2024, through June 30, 2027.*

***Item No. 5 was continued to a future meeting.***

**7. Renewal of Cisco Meraki Software License and Support**Recommended Action:

Authorize the use of Cooperative Agreement 2018011-02 with Omni Partners to purchase Meraki Licenses and Support services for Fiscal Year 2025/26 and authorize SHI International Corp. to administer the agreement;

Authorize the use of the Cisco Master Agreement;

Approve the contract amount not to exceed \$59,965.36, for Fiscal Year 2025/26; and an amount not to exceed \$75,000, in Fiscal Year 2026/27; and

Authorize the City Manager to execute the use of the agreement, in a form approved by the City Attorney.

**8. Approval of Fifth Amended and Restated Agreement for Animal Sheltering Services**

Recommended Action:

Approve the fifth amended and restated agreement for the Southwest Communities Financing Authority for the City of Murrieta's portion of \$442,782 for Fiscal Year 2025/26 which is 11% of the operating and animal sheltering service costs; and

Authorize the Mayor to execute the agreement.

**9. Second Amendment to an Agreement with Western Riverside Council of Governments for Regional Food Recovery and Local Assistance Program**

Recommended Action:

Approve the Second Amendment to the Agreement with Western Riverside Council of Governments in the amount of \$56,438, and extend the agreement term by one year for services related to edible food recovery and local assistance for local commercial food generators in compliance with Senate Bill (SB) 1383 requirements; and

Authorize the City Manager to execute the Second Amendment, in a form as approved by the City Attorney.

**10. Grant Award for Broadband Access and Computers – Murrieta Youth Center**

Recommended Action:

Ratify the Consent Form between the City of Murrieta and the California Public Utilities Commission for Broadband Access Grant funding in an amount not to exceed \$9,003;

Formally accept the grant award from the California Public Utilities Commission in the amount of \$9,003;

Authorize the City Manager to execute all related documents; and

Amend the Fiscal Year (FY) 2025/26 Operating Budget to establish a Special Revenue Fund to allocate and track expenditures associated with the Broadband Access Grant.

**11. Consideration of Second Reading to Adopt an Ordinance Approving A Development Agreement for Digital Billboards at Locations Approved by Relocation Agreement**

Recommended Action:

Conduct the second reading and adopt Ordinance No. 620-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Approving the Development Agreement with Lamar Central Outdoor, LLC for the Relocation of Billboards Subject to a Relocation Agreement.*

13. Notice of Completion – Amphitheater Parking Lot & Entryway Monument Project, Capital Improvement Project No. 10041; and

Recommended Action:

Accept the public improvements for the Amphitheater Parking Lot & Entryway Monument Project, Capital Improvement Project No. 10041; and

Authorize the City Clerk to record a Notice of Completion and release bonds in accordance with State law and City ordinances.

14. Notice of Completion – Tot Lot Phase 1 Improvements

Recommended Action:

Accept as complete the public improvements for the Tot Lot Phase 1 Improvement Project, Capital Improvement Project Nos. 22026, 22035, 22036, and 22038; and

Authorize the City Clerk to record a Notice of Completion and release bonds in accordance with State law and City ordinances.

15. Agreement with Murrieta Valley Unified School District for School District to provide School Resource Officers and Police Service; and

Recommended Action:

Approve a three-year agreement with the Murrieta Valley Unified School District to provide School Resource Officers and Police Service; and

Authorize the Mayor to execute the agreement.

16. Engineering Design Services for the Line F Channel Project, CIP No. 13059

Recommended Action:

Approve the Agreement for engineering design services for Storm Drain Channel Line F, Capital Improvement Plan No. 13059, with JLC Engineering & Consulting, Inc. in the amount of \$503,000;

Authorize a ten percent (10%) engineering design contingency of \$50,300; and

Authorize the City Manager to execute the Agreement with JLC Engineering & Consulting, Inc. and amendments to the contract not to exceed ten percent (10%).

***Council Member Stone recused herself from Item No. 16 due to owning property within 1,000 feet of the project.***

**PULLED CONSENT CALENDAR ITEMS****12. Increase Construction Contingency for Glen Arbor Dog Park Project**

Staff report provided by Director of Municipal Services Brian Crawford.

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Holliday to:

Amend the Fiscal Year 2025/26 Capital Improvement Plan to provide an additional budget appropriation for Capital Improvement Project No. 8273 in the amount of \$92,427.70 using the Park Development Impact Fee Fund Unassigned Fund Balance; and

Approve the First Amendment to the Agreement with Voltaire Engineering, LLC, and authorize the City Manager to approve change orders to P04763 totaling no more than 25% of the original construction contract amount for Glen Arbor Dog Park, Capital Improvement Project 8273.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren

Noes: None

Absent: None

**PUBLIC HEARINGS****17. Development Impact Fee Reduction for Certain Commercial Lodging Land Uses**

Staff report and PowerPoint presentation provided by Economic Development Director Scott Agajanian.

The following topics were discussed:

- Tiered Development Impact Fee structure; and
- Rating categories.

*The public hearing was opened at 6:47 p.m.*

Public Testimony:

Patrick Ellis: Spoke in support of hotels coming to the City and noted the Murrieta Chamber and Explore Murrieta's support as well.

*The public hearing was closed at 6:49 p.m.*

Action: After discussion it was moved by Mayor Pro Tem Levell, seconded by Council



Member DeForest to conduct the Public Hearing;

Adopt Resolution No. 25-4869 entitled: *A Resolution of the City Council of the City of Murrieta, California, Amending Resolution No. 25-4827 to Create A Tiered Development Impact Fee for Commercial Lodging Land Uses Excluding Time Shares, Short-Term Vacation Rentals and Properties Under Fractional Ownership.*

The motion carried by the following vote:

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

**18. Annexation No. 1 to Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo, Development Services Director David Chantarangsu, Special Tax Consultant – Spicer Consulting Shane Spicer, and Bond Counsel – Stradling Nick Yeager.

The following topic was discussed:

- Annexation to CFD 2025-2;
- Rustic Meadows community;
- Special tax on parcels of residential property; and
- Annual escalator.

*The public hearing was opened at 7:02 p.m.*

Public Testimony: None

*The public hearing was closed at 7:05 p.m.*

Action: After discussion, it was moved by Mayor Pro Tem Levell, seconded by Council Member Holliday to:

Acting as the Legislative Body of Community Facilities District (CFD) No. 2025-2 (Maintenance Services), hold a public hearing regarding Annexation No. 1;

Adopt Resolution No. 25-4870 entitled: *A Resolution of the City Council of the City of Murrieta, Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta, Annexing Territory to Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta and Calling Elections Therein (Annexation No. 1 - Rustic Meadows);*

The motion carried by the following vote:

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

***The City Clerk held the Election within CFD No. 2025-2 as directed by the City Council and stated that the ballot proposition had been approved by more than two-thirds of the votes cast for the CFD.***

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday to Adopt Resolution No. 25-4871 entitled: *A Resolution of the City Council of the City of Murrieta, Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) Certifying Election Results of the July 15, 2025, Annexation and Special Tax Election (Annexation No. 1-Rustic Meadows).*

The motion carried by the following vote:

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

**19. Annexation No. 2 to Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo, Development Services Director David Chantarangsu, Special Tax Consultant – Spicer Consulting Shane Spicer, and Bond Counsel – Stradling Nick Yeager.

The following topic was discussed:

- Annexation to CFD 2025-2;
- Kensington Apartments;
- Special tax on parcels of residential property; and
- Annual escalator.

*The public hearing was opened at 7:07 p.m.*

Public Testimony: None

*The public hearing was closed at 7:07 p.m.*

Action: After discussion, it was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell to conduct the Public Hearing;

Acting as the Legislative Body of Community Facilities District (CFD) No. 2025-2 (Maintenance Services), hold a public hearing regarding Annexation No. 2;

Adopt Resolution No. 25-4872 entitled: *A Resolution of the City Council of the City of Murrieta, Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) Annexing Territory to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services) and Calling Elections Therein (Annexation No. 2 - Kensington Apartments);*

The motion carried by the following vote:

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

***The City Clerk held the Election within CFD No. 2025-2 as directed by the City Council and stated that the ballot proposition had been approved by more than two-thirds of the votes cast for the CFD.***

Action: It was moved by Council Member Holliday, seconded by Council Member DeForest to Adopt Resolution No. 25-4873 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) Certifying Election Results of the July 15, 2025, Annexation and Special Tax Election (Annexation No. 2 - Kensington Apartments).*

The motion carried by the following vote:

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

**20. Community Facilities District No. 2025-2 (Safety Services) of the City of Murrieta**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo, Development Services Director David Chantarangsu, Special Tax Consultant – Spicer Consulting Shane Spicer, and Bond Counsel – Stradling Nick Yeager.

The following topic was discussed:

- Formation of CFD for Public Safety Services;
- Special tax on parcels of residential property; and
- Annual escalator.

*The public hearing was opened at 7:09 p.m.*

Public Testimony: None

*The public hearing was closed at 7:10 p.m.*

Action: After discussion, it was moved by Mayor Pro Tem Levell, seconded by Council Member DeForest to conduct the Public Hearing regarding the formation of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta;

Adopt Resolution No. 25-4874 entitled: *A Resolution of the City Council of the City of Murrieta, California, Establishing Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto;*

The motion carried by the following vote:

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

***The City Clerk held the Election within CFD No. 2025-2 as directed by the City Council and stated that the ballot proposition had been approved by more than two-thirds of the votes cast for the CFD.***

Action: It was moved by Mayor Pro Tem Levell, seconded by Council Member DeForest to Adopt Resolution No. 25-4875 entitled: *A Resolution of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta Certifying Election Results;* and

The motion carried by the following vote:

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

Action: It was moved by Council Member DeForest, seconded by Mayor Pro Tem Levell to Introduce Ordinance No. 621-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta Authorizing the Levy of Special Taxes.*

The motion carried by the following vote:

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

**21. Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo, Development Services Director David Chantarangsu, Special Tax Consultant – Spicer Consulting Shane Spicer, and Bond Counsel – Stradling Nick Yeager.

The following topic was discussed:

- Formation of CFD for Public Safety Services;
- Special tax on parcels of residential property; and
- Annual escalator.

*The public hearing was opened at 7:13 p.m.*

Public Testimony: None

*The public hearing was closed at 7:14 p.m.*

Action: After discussion, it was moved by Council Member Holliday, seconded by Council Member DeForest to conduct the Public Hearing regarding the formation of Community Facilities District (CFD) No. 2025-4 (Rustic Meadows) of the City of Murrieta;

*Adopt Resolution No. 25-4876 entitled: A Resolution of the City Council of the City of Murrieta, California, Establishing Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto;*

*Adopt Resolution No. 25-4877 entitled: A Resolution of the City Council of the City of Murrieta, California, Acting as the Legislative Body of Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta, Determining the Necessity to Incur Bonded Indebtedness in an Amount Not to Exceed \$5,000,000, within the Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta and Calling an Election Therein;*

The motion carried by the following vote:

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

***The City Clerk held the Election within CFD No. 2025-4 as directed by the City Council and stated that the ballot proposition had been approved by more than two-thirds of the votes cast for the CFD.***

Action: It was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell to Adopt Resolution No. 25-4878 entitled: *A Resolution of the City Council of*

*the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta Certifying Election Results; and*

The motion carried by the following vote:

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

Action: It was moved by Council Member DeForest, seconded by Mayor Pro Tem Levell to Introduce Ordinance No. 622-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-4 (Rustic Meadows) of the City of Murrieta Authorizing the Levy of Special Taxes.*

The motion carried by the following vote:

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

## DISCUSSION

### 13. Appointment to the Unscheduled Vacancy of the Planning Commission

Staff report and PowerPoint presentation provided by City Clerk Cristal McDonald.

Public Comments: None

Action: After discussion, it was moved by Council Member DeForest, seconded by Mayor Pro Tem Levell to appoint John Rose as Regular Member of the Planning Commission, term ending December 2028.

The motion carried by the following vote:

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

**RECONSIDERATION** None

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

None

**ADJOURNMENT** 7:24 p.m.

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Cristal McDonald, City Clerk