

City Council

Meeting Minutes

July 1, 2025

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



**Tuesday, July 1, 2025
4:30 PM WORKSHOP
5:30 PM CLOSED SESSION
6:00 PM REGULAR MEETING
MINUTES**

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.

**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>**

4:30 PM WORKSHOP

CALL TO ORDER 4:31 p.m.

ROLL CALL

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

Absent: Council Member Lori Stone

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WS1. Emergency Management 101 Presentation

Staff report and PowerPoint presentation provided by Fire Chief Bernard Molloy, Deputy Fire Chief Mike Lopez, and Disaster Preparedness Coordinator Rachel Hollinger.

The following topics were discussed:

- Automatic aid;
- Mutual aid;
- Incident Command System; and
- Emergency Operation Center activation and training.

Public Comments: None

Action: After discussion, staff was directed via consensus to schedule training for Emergency Operation Center protocol for the City Council.

RECESS 5:24 p.m.

5:30 PM CLOSED SESSION

CALL TO ORDER 5:30 p.m.

ROLL CALL

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

Absent: Council Member Lori Stone

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 Legal Counsel - Exposure 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 case.

RECESS TO CLOSED SESSION 5:31 p.m.

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6:00 PM REGULAR MEETING

CALL TO ORDER 6:01 p.m.

ANNOUNCEMENT OF CLOSED SESSION ACTION

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

ROLL CALL

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

Absent: Council Member Lori Stone

PLEDGE OF ALLEGIANCE Council Member Lisa DeForest

INVOCATION Pastor Lyndon Parsons, Murrieta Springs SDA Church

PRESENTATIONS

Certificate of Appreciation: Father's Day Car Show Judges

APPROVAL OF AGENDA

Action: It was moved by Council Member Holliday, seconded by Council Member DeForest, to approve the Agenda for July 1, 2025.

The motion carried by the following vote:

Ayes: DeForest, Holliday, Levell, Warren

Noes: None

Absent: Stone

CITY MANAGER - ADMINISTRATIVE UPDATE

I-215/Keller Road Interchange Update: Director of Public Works/Engineering Bob Moehling

Southwest Riverside County Elected Leaders Collaborative - Legislative Advocacy Day:
City Manager Justin Clifton

Community Update: Public Information Officer Cristina Davies

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GOVERNING BODY COMMISSION/COMMITTEE/BOARD REPORTS/ANNOUNCEMENTS

Council Member DeForest: Provided Announcements to be made part of the City's record.

Council Member Holliday: 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:

- Southwest Riverside County Elected Leaders Collaborative

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

PUBLIC COMMENTS (NON-AGENDA)

Kassen Klein: Spoke on the benefits of the Community Facilities Districts.

Lynda Thomas: Spoke regarding limited street parking and concerns as the City's housing development increases.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 7

Action: It was moved by Mayor Pro Tem Levell, seconded by Council Member DeForest to approve Consent Calendar Item Nos. 1-7.

Council Member Holliday recused himself from Item No. 3 (Mapleton, Bluestone Highland) due to renting property within 1,000 feet of the project.

Council Member DeForest recused herself from Item No. 3 (Meadowland, Amberwalk 1 and 2) due to owning property within 1,000 feet of the project.

Mayor Pro Tem Levell recused himself from No. 3 (Greer Ranch) due to owning property within 1,000 feet of the project.

The motion carried by the following vote:

Ayes: DeForest, Holliday, Levell, Warren

Noes: None

Absent: Stone

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

2. Minutes

Recommended Action:

Approve the minutes of the June 17, 2025, Regular City Council Meeting.

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3. Fiscal Year 2025/26 Tax Rates for the Community Facilities Districts

Council Member Holliday recused himself from Item No. 3 (Mapleton, Bluestone Highland) due to renting property within 1,000 feet of the project.

Council Member DeForest recused herself from Item No. 3 (Meadowland, Amberwalk 1 and 2) due to owning property within 1,000 feet of the project.

Mayor Pro Tem Levell recused himself from No. 3 (Greer Ranch) due to owning property within 1,000 feet of the project.

Recommended Action:

Adopt the Resolutions approving the Fiscal Year 2025/26 Tax Rates for the Community Facilities Districts:

Resolution No. 25-4848 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2000-1 (Greer Ranch) for Fiscal Year 2025/26;*

Resolution No. 25-4849 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2000-2 (The Oaks) for Fiscal Year 2025/26;*

Resolution No. 25-4850 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2001-1 (Bluestone Communities/Murrieta Highlands) for Fiscal Year 2025/26;*

Resolution No. 25-4851 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2003-1 (Murrieta Springs) For Fiscal Year 2025/26;*

Resolution No. 25-4852 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2003-2 (Blackmore Ranch) for Fiscal Year 2025/26;*

Resolution No. 25-4853 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2003-3 (Creeside Village) for Fiscal Year 2025/26;*

Resolution No. 25-4854 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2003-4 (Bluestone Communities II/Mapleton) for Fiscal Year 2025/26;*

Resolution No. 25-4855 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2004-1 (Bremerton) for Fiscal Year 2025/26;*

Resolution No. 25-4856 entitled: *A Resolution of the City Council of the City of Murrieta,*

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California, Determining and Levying the Special Tax in Community Facilities District No. 2004-2 (Murrieta Fields) for Fiscal Year 2025/26;

Resolution No. 25-4857 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Taxes in Community Facilities District No. 2004-3 (Meadowlane/Amberwalk I & II) for Fiscal Year 2025/26;*

Resolution No. 25-4858 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2005-1 (Springbrook) for Fiscal Year 2025/26;*

Resolution No. 25-4859 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2005-5 IA A (Golden City) for Fiscal Year 2025/26; and*

Resolution No. 25-4860 entitled: *A Resolution of the City Council of the City of Murrieta, California, Determining and Levying the Special Tax in Community Facilities District No. 2005-5 IA B (Golden City) for Fiscal Year 2025/26.*

4. Fiscal Year 2024 State Homeland Security Program Grant Award

Recommended Action:

Adopt Resolution No. 25-4861 entitled: *A Resolution of the City Council of the City of Murrieta, California, Accepting the Fiscal Year 2024 State Homeland Security Program Grant Award and Amending the Fiscal Year 2024/25 Operating Budget to Allocate and Appropriate the Grant Funds;*

Accept the Fiscal Year (FY) 2024 State Homeland Security Program Grant award;

Amend the FY 2024/25 Operating Budget to allocate and appropriate the grant funds for \$15,978; and carry over any unused grant budget to Fiscal Year 2025/26; and

Authorize the City Manager, and/or Designee, to sign and submit all necessary grant-related documents and take actions required to accept and implement the grant.

5. Architectural Design Services for Fire Station 1 Remodel

Recommended Action:

Approve a purchase order with TR Design Group, Inc., in the amount of \$174,129, plus a 15% contingency, for a total amount of \$200,248 to perform architectural and consultant services related to the remodel of Fire Station 1.

6. Lee Lane and Greenberg Place Right of Way Acceptance

Recommended Action:

Adopt Resolution No. 25-4862 entitled: *A Resolution of the City Council of the City of Murrieta, California, Accepting the Dedications of Lot B made on Parcel Map 8590, Lot F Made on Parcel Map 11076, and Lot F Made on Parcel Map 15203, All Subject to Improvements.*

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

Recommended Action:

Amend the Capital Improvement Plan (CIP) Budget for Fiscal Year 2025/26 and establish appropriation of \$200,000, using Unassigned Fund Balance from the Drainage Area Fee fund to CIP No. 11004; and

Adopt Resolution No. 25-4863 entitled: A Resolution of the City Council of the City of Murrieta, California, Declaring that Emergency Conditions Persist, Appropriating Funding, 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.

PULLED CONSENT CALENDAR ITEMS None

PUBLIC HEARINGS

8. Consider the Levy of 2024 Delinquent Refuse Service Charges on the Fiscal Year 2025/26 Property Tax Roll

Staff report and PowerPoint presentation provided by Management Analyst Pedro Cevallos. Waste Management representatives were available to answer questions from the City Council.

The following topics were discussed:

- Delinquent refuse service charges for 2024; and
- Recovery of delinquent costs.

The public hearing was opened at 6:43 p.m.

Public Testimony: None

The public hearing was closed at 6:43 p.m.

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday to conduct the Public Hearing;

Adopt Resolution No. 25-4864 entitled: A Resolution of the City Council of the City of Murrieta, California, Affirming the Report of Delinquent Refuse Charges and Directing their Collection on the Fiscal Year 2025/26 Property Tax Roll; and

Direct the City Manager, or his designee, to file a certified copy of Resolution No. 25-4864 with the Riverside County Tax Collector and/or Auditor-Controller.

The motion carried by the following vote:

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

9. Fiscal Year 2025/26 Fire Suppression Assessment

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo.

The following topic was discussed:

- Fire suppression annual assessment.

The public hearing was opened at 6:45 p.m.

Public Testimony: None

The public hearing was closed at 6:45 p.m.

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

Adopt Resolution No. MFD 25-226 entitled: *A Resolution of the Board of Directors of the Murrieta Fire District Levying the Fiscal Year 2025/26 Fire Suppression Assessment Fee and Standby or Availability Charge; and*

Authorize the General Manager to execute the associated Proposition 218 Compliance Letter.

The motion carried by the following vote:

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

10. Murrieta Community Services District Levy of Annual Assessments

The City Clerk noted that due to multiple recusals for Zone G from Council Member Holliday, Council Member DeForest, and Mayor Pro Tem Levell, a straw vote was held where it was pulled that Council Member Holliday would recuse himself from Item No. 10 – Zone G only.

Mayor Warren recused herself from Item No. 10 – Zone N only due to owning property within 1,000 feet of the project.

Council Member Holliday recused himself from Item No. 10 – Zone G and M only due to owning property within 1,000 feet of the project.

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Mayor Pro Tem Levell recused himself from Item No. 10 – Zone F and L only due to owning property within 1,000 feet of the project.

Parks and Community Services Manager Lea Kolek and City Consultant Michelle Lasse with Wildan Financial, provided a staff report and PowerPoint presentation.

The following topic was discussed:

- Levy of annual assessments for the Community Services District.

The public hearing was opened at 6:48 p.m.

Written Protest: The City Clerk noted for the record one written protest was filed against the Levy of Annual Assessments.

Public Testimony: None

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

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

Adopt Resolution No. CSD 25-286 entitled: *A Resolution of the Board of Directors of the Murrieta Community Services District, (1) Amending and/or Approving the Engineer's Annual Levy Report for the Levy and Collection of Rates and Charges within the Murrieta Community Services District for Fiscal Year 2025/26, and (2) Ordering the Levy and Collection of Rates and Charges within the Murrieta Community Services District for Fiscal Year 2025/26; and*

Direct the Board Secretary to file the levy with the County Auditor upon adoption.

The motion carried by the following vote:

Ayes: DeForest, Holliday, Levell, Warren

Noes: None

Absent: Stone

11. Consolidated Landscaping and Lighting District Levy of Annual Assessments

The City Clerk noted that due to multiple recusals for LLD 16 from Council Member Holliday, and Mayor Pro Tem Levell, a straw vote was held where it was pulled that Mayor Pro Tem Levell would recuse himself from Item No. 11 – LLD 16 only.

Mayor Warren recused herself from Item No. 11 – LLD 11 only due to owning property within 1,000 feet of the project.

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Mayor Pro Tem Levell recused himself from Item No. 11 – LLD 16 only due to owning property within 1,000 feet of the project.

Staff report and PowerPoint presentation provided by Parks and Community Services Manager Lea Kolek and City Consultant Michelle Lasse with Wildan Financial.

The following topic was discussed:

- Levy of annual assessments for the Consolidated Landscaping and Lighting District.

The public hearing was opened at 6:54 p.m.

Public Testimony: None

The public hearing was closed at 6:55 p.m.

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Holliday to conduct the Public Hearing;

Adopt Resolution No. 25-4865 entitled: *A Resolution of the City Council of the City of Murrieta, California, Confirming Assessments and Providing for Annual Assessment Levy for Fiscal Year 2025/26 in the City of Murrieta Consolidated Landscaping and Lighting District;* and

Authorize the City Clerk to file the assessment roll with the County Auditor.

The motion carried by the following vote:

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

12. Consideration to Introduce an Ordinance approving a Development Agreement for Digital Billboards at Locations Approved by Relocation Agreement

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu and Deputy Director of Development Services Jarrett Ramaiya.

The following topics were discussed:

- Relocation of static billboards;
- Installation of new digital billboards;
- CEQA exemption; and
- Proposed Development Agreement.

The public hearing was opened at 7:08 p.m.

Public Testimony: None

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The public hearing was closed at 7:09 p.m.

Action: After discussion, it was moved by Council Member DeForest, seconded by Mayor Pro Tem Levell to conduct the Public Hearing and receive public comments;

Find that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303, as described in this staff report and the Ordinance; and

Introduce and conduct the first reading of 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.*

The motion carried by the following vote:

Ayes: DeForest, Holliday, Levell, Warren

Noes: None

Absent: Stone

DISCUSSION

13. Discussion of Concept for Weekly Food Truck Event at Town Square Park

Staff report and PowerPoint presentation provided by Assistant City Manager Kristen Crane and Community Services Director Brian Ambrose.

Alexander Yepremian, owner of Wanderlust Food Truck events, was available to answer questions from the City Council.

Public Comments:

Kassen Klein: Noted outreach concerns to nearby business and proposed a the relocation of the Murrieta Market Nights to the Town Square Park.

Casey Jurado: Spoke on the negative impact the event would have on local businesses and on fee concerns over utilizing the Town Square Park Amphitheater.

Connie McConnell: Spoke on the negative impact the event would have on local businesses and events.

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Action: After discussion, staff was provided direction via consensus to send the concept to the Town Square Park and Amphitheater Subcommittee to review, including the fee structure and a pilot program.

RECONSIDERATION None

COUNCIL MEMBER REQUESTS TO ADD OR WITHDRAW ITEMS TO FUTURE AGENDAS
None

ADJOURNMENT 8:08 p.m.

In memoriam of Aidan Zingo



Cristal McDonald

Cristal McDonald, City Clerk