

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



**Tuesday, September 2, 2025
4:15 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 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>**

4:15 PM CLOSED SESSION**CALL TO ORDER****ROLL CALL****PUBLIC COMMENTS - CLOSED SESSION ITEMS ONLY****ANNOUNCEMENT OF CLOSED SESSION ITEMS****CLOSED SESSION****CS1.** 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, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Supervisors Association and Management, Professional, and Confidential group.

CS2. Conference with Legal Counsel - Existing Litigation

The City Council will conduct a closed session, pursuant to Government Code Section 54956.9(d)(1), to confer with the City Manager and legal counsel regarding 1 litigation case: Harsted et al v. City of Murrieta; Case No. CRVI2402383; Riverside County Superior Court.

CS3. 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.

CS4. Conference with Real Property Negotiations

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 APN 906-670-004 with David Gonzales and Jensen Kierulff. The City's real property negotiators, the City Manager, Economic Development Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

CS5. 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.

CS6. 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.

CS7. Public Employee Performance Evaluation

The City Council will conduct a closed session, pursuant to Government Code Section 54957(b), to conduct an employee evaluation concerning the City Manager.

RECESS TO CLOSED SESSION**6:00 PM REGULAR MEETING****CALL TO ORDER****ANNOUNCEMENT OF CLOSED SESSION ACTION****ROLL CALL****PLEDGE OF ALLEGIANCE****INVOCATION****PRESENTATIONS**

Presentation: Susan G. Komen More Than Pink Walk

APPROVAL OF AGENDA**CITY MANAGER - ADMINISTRATIVE UPDATE**

Police Department: Youth Court, Matt Mozingo, Corporal

City Council Priorities Highlights: Justin Clifton, City Manager

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

Governing Body CCB Reports is the opportunity for the City Council to provide a brief report on conferences, seminars, and Commission, Committees, and/or Boards meeting attendance. Reports shall not exceed three minutes. Governing Body Announcements is the opportunity for the City Council to provide miscellaneous reports and announcements. Announcements shall not exceed two minutes. The City Clerk will use the computerized timer.

PUBLIC COMMENTS (NON-AGENDA)

At this time any person may address the governing bodies on any subject pertaining to City business, which does not relate to any item listed on the printed agenda. Normally no action may be considered or taken by the governing bodies on any matter not listed on the agenda. Each speaker will be limited to three minutes.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 8

All matters listed on the Consent Calendar are to be considered routine by the governing bodies, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

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. Minutes**Recommended Action:**

Approve the minutes of the August 19, 2025 Regular City Council meeting.

3. Approve a Third Amendment to the Agreement for Short-Term Vacation Rental Administration Services with Granicus LLC**Recommended Action:**

Approve a three year extension of the agreement between the City of Murrieta and Granicus LLC for short-term vacation rental administration services, extending the agreement until November 3, 2028;

Authorize the exemption from bidding requirement; and

Authorize the City Manager to execute the agreement.

4. First Amendment to the Murrieta National Little League Hunt Field Lease Agreement**Recommended Action:**

Approve Amendment No. 1 to the Lease Agreement with Murrieta National Little League for Hunt Field, located at 41810 Juniper Street; and

Authorize the City Manager or his designee to execute Amendment No. 1 and any related documents.

5. Agreement for Municipal Financial Advisory Services with Urban Futures, Inc.

Recommended Action:

Approve a three-year agreement with Urban Futures, Inc., with the option of two one-year extensions for municipal financial advisory services; and

Authorize the City Manager to execute the agreement.

6. Notice of Completion for the 2023 Citywide Slurry Seal Project

Recommended Action:

Accept the improvements for the 2023 Citywide Slurry Seal Project, CIP No. 13048, as complete; and

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

7. Engineering Design Consulting Services for the Whitewood Road Widening Project, CIP No. 8389

Recommended Action:

Approve a Purchase Order with Michael Baker International in the amount of \$411,100, for engineering design consulting services for the Whitewood Road Widening Project, CIP No. 8389; and

Approve a ten percent (10%) contingency of \$41,110.

8. Receive and File Status Update on City Council Priorities Since Workshop on February 10, 2025

Recommended Action:

Receive and file this report providing an update on the status of City Council priority projects since the priorities were last reviewed and confirmed at the City Council Workshop on February 10, 2025.

PULLED CONSENT CALENDAR ITEMS

PUBLIC HEARINGS

9. Introduction of an Ordinance Authorizing a Development Agreement between the City of Murrieta and Domenigoni Barton Properties, LLC., and Tres Estrellas, LLC. Related to the Development of the Triangle

Recommended Action:

Conduct the Public Hearing;

Find that the adoption of the ordinance authorizing the Development Agreement is consistent with the approved 2024 Addendum to the Subsequent Environmental Impact Report certified for the Triangle Specific Plan (State Clearinghouse No. 2008061104) as described in this staff report and the proposed ordinance; and

Introduce and conduct the first reading of Ordinance No. 623-25 entitled: *An Ordinance of the City Council of the City of Murrieta Approving Development Agreement 2024-00004 with Tres Estrellas, LLC and Domenigoni Barton Properties, LLC for the Shops at the Triangle Project Located on Approximately 64.3 Acres Located on the South Side of Murrieta Hot Springs Road between Interstate 15 and Interstate 215 (Development Agreement).*

10. Municipal Code Amendment (MCA-2025-00011): Consideration of a Proposed Ordinance Revising Title 16 (Development Code) of the Murrieta Municipal Code by Adding Section 16.44.045 and Amending Sections 16.08.010, 16.44.150, and 16.110.020 Related to Group Homes, Sober Living Homes, and Residential Care Facilities

Recommended Action:

Conduct the Public Hearing and receive public comments;

Find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment based on the fact that it can be seen with certainty that there is no possibility that adoption of the proposed ordinance would not have a significant effect on the environment; and

Introduce and conduct the first reading of Ordinance No. 624-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, to Revise Title 16 of the Murrieta Municipal Code by Adding Section 16.44.045 and Amending Sections 16.08.010, 16.44.150, and 16.110.020 Related to Group Homes, Sober Living Homes, and Residential Care Facilities.*

NOTIFICATIONS

Notice of Pending Approval of Final Parcel Map – PM 39214

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