

City Council

Meeting Minutes

February 18, 2025

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



Tuesday, February 18, 2025
4:45 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.

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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

Due to an administrative error, the Resolution numbers originally listed for Item Nos. 7 and 8 were incorrect. The minutes have been updated to reflect the accurate number assigned.

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ROLL CALL

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

Absent: None

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 Labor Negotiators

The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, the City Attorney, and the City's negotiators, regarding labor negotiations with the Murrieta General Employees' Association.

CS2. Conference with Legal Counsel Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code sections 54956.9(d)(2), because there is a significant exposure to litigation in 3 cases.

RECESS TO CLOSED SESSION 4:46 p.m.

6:00 PM REGULAR MEETING

CALL TO ORDER 6:03 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 – CS2.

ROLL CALL

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

Absent: None

PLEDGE OF ALLEGIANCE City Manager Justin Clifton

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INVOCATION Pastor Clay Maranville, Orchard Church

PRESENTATIONS

Certificate of Recognition: In Memory of Lenny Randle

APPROVAL OF AGENDA

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday to approve the Agenda for February 18, 2025.

The motion carried by the following vote:

Ayes: Levell, Warren, Holliday, Stone, DeForest

Noes: None

CITY MANAGER - ADMINISTRATIVE UPDATE

Community Update: Cristina Davies, Public Information Officer

GOVERNING BODY COMMISSION/COMMITTEE/BOARD REPORTS/ANNOUNCEMENTS

Council Member DeForest: Provided attendance/reported the following:
• Riverside County Habitat Conservation Agency (RCHCA)

Provided verbal Announcements.

Council Member Stone: Provided attendance/reported the following:
• City Council Priorities Setting Workshop

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

Council Member Holliday: Provided attendance/reported the following:
• City Council Priorities Setting Workshop

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

Mayor Pro Tem Levell: Provided attendance/reported the following:
• City Council Priorities Setting Workshop

Provided verbal Announcements.

Mayor Warren: Provided attendance/reported the following:
• City Council Priorities Setting Workshop

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

PUBLIC COMMENTS (NON-AGENDA)

Daniel Brien : Spoke on safety concerns with construction taking place adjacent to the I-15 North.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 6

City Clerk Cristal McDonald noted for the record that the January 21, 2025, minutes were amended due to errors. They've since been corrected and were available for the City Council and the public.

Action: It was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell to approve Consent Calendar Items Nos. 1-6, with the amended minutes.

The motion carried by the following vote:

Ayes: Levell, Warren, Holliday, Stone, DeForest

Noes: None

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 January 21, 2025, and February 4, 2025, Regular City Council Meetings.

3. Monthly Investment Transaction Report for December 2024

Recommended Action:

Receive and file the Monthly Investment Transaction Report for December 2024.

4. Treasurer's Report - Quarter 2 of Fiscal Year 2024/25

Recommended Action:

Receive the Fiscal Year 2024/25 Treasurer's Reports for Quarter 2 (October - December 2024).

5. Amendment to the Agreement with JL Group, LLC

Recommended Action:

Approve the First Amendment to the agreement with JL Group, LLC for specialized investigative services not to exceed \$100,000, in a form approved by the City Attorney;

Amend the Fiscal Year 2024/25 Operating Budget to establish an additional appropriation of \$50,000 in the Risk Management Fund; and

Authorize the City Manager to execute the First Amendment to the agreement.

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6. Award Contract for Homeless Outreach and Case Management Services within the City of Murrieta and Wildomar

Recommended Action:

Amend the Fiscal Year (FY) 2024/25 Operating Budget, as described in the Fiscal Impact statement;

Approve an agreement with City Net for Homeless Street Outreach and Case Management Services for a total not to exceed \$1,483,130; and

Authorize the City Manager to execute the agreement.

PULLED CONSENT CALENDAR ITEMS None

PUBLIC HEARINGS

7. Financing for Oak View Ranch, Murrieta Apartments Phase II Senior Units, Adams Avenue Affordable Housing Project

Lisa DeForest recused herself due to owning property within 500 feet of the project.

Staff report and PowerPoint presentation provided by City Planner Carl Stiehl who spoke on the following topics:

- Project site specifics
- Project Funding
- Sponsorship
- Tax Equity and Fiscal Responsibility Act

The public hearing opened at 6:34 p.m.

Public Testimony:

None

The public hearing closed at 6:34 p.m.

Due to an administrative error, the Resolution number originally listed was incorrect. It has been updated from Resolution No. 25-4804 to Resolution No. 25-4810.

Action: After discussion, it was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell 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. 25-4810 entitled: *A Resolution of the City Council of the City of Murrieta Approving the Issuance by the California Statewide Communities Development Authority of Exempt Facility Bonds for the Construction and Improvement of Certain Facilities for Phase Two of Oak View Ranch Senior Apartments.*

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The motion carried by the following vote:

Ayes: Levell, Warren, Holliday, Stone

Noes: None

Recused: DeForest

8. Adoption of an Ordinance Amending and Superseding Ordinance No. 541-19 to Update the City's Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program (MCA-2025-00010) for Development Projects within the City, and Adoption of a Resolution Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) Schedule, including a Determination that the Activity is Exempt from the California Environmental Quality Act

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu. Western Riverside Council of Governments Representative Chris Grey was available for questions.

Topics discussed included:

- Background of Western Riverside Council of Governments (WRCOG)
- Traffic Mitigation Fee to address traffic from growth
- Proposed Ordinance updates
- Compliance of AB 602
- WRCOG Recommended Fee Schedule
- Current Fee Comparison for Single Family Homes

The public hearing opened at 7:20 p.m.

Public Testimony:

Jonathan Ingram: Opposed to raising fees, stating developers factor in fee increases and consumers ultimately bear the costs. If any existing dwelling has additions, it will be reassessed. He provided statistics from the WRCOG website.

The City Council discussed the following topics:

- Different tiers/percentages of fee increase
- How the Nexus study was conducted
- Compliance with state mandate
- Clarification of what roads are covered with TUMF
- Administrative portion of fees and current trends on applications received
- Length of time between fee increases
- City benefits for continued participation
- Importance of maintaining a good standard of living for residents
- Options if the City Council decides not to move forward with the fee increases

The public hearing closed at 7:41 p.m.

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Due to an administrative error, the Resolution number originally listed was incorrect. It has been updated from Resolution No. 25-4805 to Resolution No. 25-4811.

Action: After discussion, it was moved by Council Member Holliday, seconded by Council Member DeForest to conduct a public hearing and introduce and approve the first reading of Ordinance No. 613-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending and Superseding Ordinance No. 541-19 to Update Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program;*

Adopt Resolution No. 25-4811 entitled: *A Resolution of the City Council of the City of Murrieta, California, Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) Applicable to all Developments in the City of Murrieta;* and

Determine that the activity is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines).

The motion carried by the following vote:

Ayes: Levell, Warren, Holliday, DeForest
Noes: Stone

RECESS 7:43 p.m

RECONVENE 7:48 p.m

DISCUSSION

9. Approve a Contract for the Murrieta Innovation Center Tenant Improvements General Contractor and a Purchase Order for Construction Management Services

Council Member Holliday and Mayor Pro Tem Levell recused themselves due to owning property within 1000 feet of the project.

Staff report and PowerPoint presentation provided by Economic Development Director Scott Agajanian, Business Development Manager James Wurtz, and Management Analyst Martha Samaniego.

Action: After discussion, it was moved by Council Member Stone, seconded by Council Member DeForest to approve the award of a construction contract to Optima RPM, Inc., as the lowest, most responsive bidder for construction of the Murrieta Innovation Center (MIC) tenant improvements in the amount not to exceed \$3,189,616.84, plus a 15% contingency of \$478,442.53, for a grand total of \$3,668,059.37;

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Approve a purchase order for \$155,000 for RWBID Construction Management, LLC, for construction management services, including labor compliance for the MIC tenant improvements;

Amend the Fiscal Year 2024/25 Capital Improvement Budget for Capital Improvement Project No. 21029 by increasing the expenditure budget by \$500,000; and

Authorize the City Manager to execute all related contracts.

The motion carried by the following vote:

Ayes: Warren, Stone, DeForest

Noes: None

Recused: Levell, Holliday

10. Purchase of Used Aerial Apparatus for Training and Backup Purposes

Staff report and PowerPoint presentation provided by Fire Chief Bernard Molloy.

Action: After discussion, it was moved by Council Member Stone, seconded by Mayor Pro Tem Levell to approve the Bill of Sale with Pechanga Band of Indians for the Purchase of a Used Aerial Apparatus for a total not to exceed \$100,000;

Amend the Fiscal Year 2024/25 Operating Budget and approve the use of the Measure T Fleet Replacement Reserve to establish an appropriation of \$100,000; and

Authorize the City Manager to execute the Bill of Sale.

The motion carried by the following vote:

Ayes: Levell, Warren, Holliday, Stone, DeForest

Noes: None

NOTIFICATIONS

Pending Approval of Final Parcel Map – PM 38837

RECONSIDERATION None

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS None

ADJOURNMENT 8:18 p.m.



Cristal McDonald

Cristal McDonald, City Clerk