

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on January 3, 2017, at 5:00 P.M.

PRESENT Paul Foster, Mayor  
Paul Barich, Mayor Pro Tem  
Jon Harrison, Councilmember  
Pat Gilbreath, Councilmember  
Eddie Tejada, Councilmember

ABSENT: None

STAFF Enrique Martinez, City Manager; Dan McHugh, City Attorney; Robert Dawes, City Treasurer; Jeanne Donaldson, City Clerk; Carl Baker, Public Information Officer; Jeff Frazier, Fire Chief; Mark Garcia, Police Chief; Danielle Garcia, Management Services/Finance Director; Chris Diggs, Municipal Utilities and Engineering Director; Chris Boatman, Quality of Life Director; James Troyer, Interim Development Services Director; Amy Martin, Human Resources Director; Janice McConnell, Assistant to the City Manager

Mayor Foster called the meeting to order and offered those present the opportunity to provide public comment on any item on the agenda for the closed session.

PUBLIC COMMENT:

Open Government – Stephen Rogers expressed concerns with the property negotiations being discussed in closed session and questioned the City’s policy for acquiring and selling real property.

CLOSED SESSION:

1. Conference with real property negotiators - Government Code §54956.8  
(Interim Development Services Director Troyer  
(Human Resources/Risk Management Director Martin)  
Property: APN No. 0171-053-03, 04 and 06; 0171-251-06, 07,  
08, 09 and 10  
Agency negotiators: N. Enrique Martinez, James Troyer  
Negotiation party: Travis King, Brixton Redlands, LLC  
Under negotiation: Terms of payment and price for possible purchase of  
City Property
2. Conference with real property negotiators - Government Code §54956.8  
(Quality of Life Director Boatman and Management Services/Finance Director  
Garcia)  
Property: APN No. 0292-184-02, 05 & 18 and 0169-351-07  
Agency negotiators: N. Enrique Martinez, Chris Boatman, Danielle Garcia  
Negotiating party: Gonkira Properties, LLC, Steven Kiralla  
Under negotiation: Terms of payment and price for possible  
purchase of property by City

The meeting reconvened at 6:00 P.M. with an invocation by Mayor Pro Tem Barich followed by the pledge of allegiance to the American flag.

CLOSED SESSION REPORT:

City Attorney McHugh announced that no reportable action was taken during the closed session.

PRESENTATIONS:

Redlands Animal Shelter – Animal Control Officer Bill Miller introduced “Hatter”, a nine months old male short hair rabbit, who is available for adoption, with thirty-two dogs, twenty-six cats and a rooster, at the Redlands Animal Shelter. Officer Miller informed the Council twenty dogs and twenty-seven cats have been adopted since the last regular City Council meeting.

Mayor Foster offered those present the opportunity to provide public comment on any item not on the agenda for the remaining session.

PUBLIC COMMENT:

Human Rights – Maika Powers, a student at Grove School, spoke to heighten awareness related to the transient population and urged the Council to take action towards providing safer environments for the homeless.

Transparency – Stephen Rogers, representing the Mentone Area Community Association, called for more transparency in all areas within our government.

CONSENT CALENDAR:

Minutes - As public comment, Stephen Rogers raised concerns over the process for reporting closed session items to the public and he called for determinations to be publically stated. In response, Mayor Foster assured him closed session agenda items are televised and shown on the public broadcasting system. On motion of Councilmember Gilbreath, seconded by Councilmember Tejeda, the minutes of the regular meeting of December 20, 2016, were approved as submitted.

Pre-Annexation Agreement 16-02 – On motions of Councilmember Gilbreath, seconded by Mayor Pro Tem Barich, the City Council unanimously determined that Pre-Annexation Agreement No. 16-02 is categorically exempt from further environmental review in accordance with Section 15301 of the California Environmental Quality Act and approved Pre-Annexation Agreement No. 16-02 with Walter and Joyce DeBlauw Family Trust for an existing single family residence on a 4.77 acre lot located on the east side of Opal Avenue, north of 6<sup>th</sup> Avenue at 11439 Opal Avenue, in the unincorporated area of San Bernardino County.

Police Training – On motion of Councilmember Gilbreath, seconded by Mayor Pro Tem Barich, the City Council unanimously authorized the Chief of Police, or his designee, to execute a Facility Use Agreement with the Redlands Unified School

District for the use of facilities to conduct training, presentations and special events during the 2017 calendar year.

Police Training - On motion of Councilmember Gilbreath, seconded by Mayor Pro Tem Barich, the City Council unanimously authorized the Chief of Police, or his designee, to execute a Facility Use Agreement with the University of Redlands for the use of facilities to conduct training, presentations and testing during the 2017 calendar year.

Ordinance No. 2843 – Zone Change No. 450 – Lorelee Farris gave a brief recap of the request for Zone Change No. 450 and the project overall, which was approved 12/20/16. As public comment, Stephen Rogers expressed concerns over the possible conflict of interest for the property's land owner and reiterated his request for more information to be added to agenda items. In response, City Attorney McHugh stated the City's agenda does meet all necessary legal requirements. On motion of Councilmember Gilbreath, seconded by Mayor Pro Tem Barich, the City Council unanimously approved the adoption of Ordinance No. 2843 (Zone Change No. 450) to pre-zone approximately 18.54 acres proposed to be annexed from an unincorporated part of the County of San Bernardino to Residential Estate (R-E) District located at the northeast corner of Highland Avenue and Wabash Avenue.

#### PUBLIC HEARINGS:

By-District Election Boundary Maps – Mayor Foster opened the public hearing and called upon Management Services/Finance Director Danielle Garcia who introduced Douglas Johnson, of the National Demographics Corporation. Mr. Johnson presented background on the California Voting Rights Act, as well as, details on the public outreach efforts made as the City considers the change to by-district elections. As a public comment, Stephen Rogers was pleased the City is moving to district elections but questioned why the General Plan update and voting by districts was not implemented sooner. Greg Brittain supported drawing boundaries with a horizontal concept approach, stating this seems to best serve the interests of the neighborhoods. Mike Layne created his own map though found the process frustrating but he supported district lines drawn to promote future diversity. Michael Reiter also supported the horizontal concept approach for boundaries, found the map-making process difficult, and suggested the City purchase an online tool to make the process more user friendly. Ana McNaughton, of Redlands for Civic Engagement, explained the group submitted three maps intending to engage as many residents from across the City to participate and play a role in electing Councilmembers. Dennis Bell found the library maps difficult to read since street names were not clearly marked, and stated district boundaries should not be drawn to protect incumbents, and recommended the General Plan update be postponed. Joe Gonzales suggested the public meetings be held on the north side, as well as, on the south side to encourage everyone to participate and provide input. Upon no further comments, Mayor Foster closed the public hearing. Mr. Johnson responded to public comments and encouraged everyone to continue to provide input and be involved in the map-making process. Councilmember discussions centered on the transition of moving from voting at large

to voting by district, census data information, and how future growth might affect district boundaries. Councilmember Gilbreath expressed her hope that in the future, councilmembers elected by district will focus not only on the issues facing one specific district but represent the city as a whole. Mayor Foster restated the City's goal to remain very open to public input and asked his fellow councilmembers to seek feedback from all constituents. On motion by Councilmember Gilbreath, seconded by Councilmember Harrison, this item was continued to February 7, 2017 at 6:00 PM.

#### NEW BUSINESS:

Resolution No. 7699 – Fees Report – Management Services/Finance Director Danielle Garcia provided an overview of the Annual Report of Development Impact Fees for the year ended June 30, 2016. As public comment, Stephen Rogers stated he appreciated the transparency this report offered but questioned why fees were going back to pay the General Fund. Greg Brittain cited a 2012 study showing California's development impact fees as higher than most other states and he suggested the City should be run more like the private sector. Following a brief discussion, City Attorney McHugh verified interfund transfers are legal and many other cities use them. Councilmember Harrison complimented staff for the detailed report, while Councilmember Gilbreath recalled how interfund loans were utilized during tough financial times. City Manager Martinez reiterated the City does pay back loans and by government code, the annual report is required by law. On motion of Councilmember Gilbreath, seconded by Councilmember Harrison, the City Council unanimously approved Resolution No. 7699 adopting the report and findings.

Grove Management – Tabitha Kevari of the Quality of Life Department presented details of an agreement to manage the City's West Riverview Citrus Grove. As public comment, Stephen Rogers raised concerns as to a potential conflict of interest the farming contractor may have with the City. City Attorney McHugh stated there is no conflict of interest in this matter. On motions of Councilmember Gilbreath, seconded by Councilmember Harrison, the City Council unanimously agreed that approval of an agreement for planting and irrigation of the West Riverview Grove is categorically exempt from environmental review in accordance with Section 15304 of the California Environmental Quality Act guidelines; and approved an agreement between the City of Redlands and Larry Jacinto Farming, Inc., in an amount not-to-exceed \$70,300.00 for planting and irrigation of West Riverview Citrus Grove.

Real Property Option Agreement – Interim Development Services Director James Troyer offered background on a proposal to acquire or reserve the right to acquire the Redlands Mall parking lot, Parcel 3, and Parcel 4, Parcel 6 and Lots 1 through 17 of the Orange Grove Addition, in order to obtain necessary parking for the development. As public comment, Stephen Rogers questioned the process by which a fair and equitable price for the property was determined, while Greg Brittain would like to see more outreach efforts to include public input for these kinds of projects, and Dennis Bell questioned whether the parking lots will remain open to the public. Councilmember Harrison pointed out the Redlands Mall was once very successful and

also the largest single source of revenue for the City. Mayor Foster assured the public there will be many opportunities to weigh in on the matter as the project moves forward from the initial design phase. On motions of Councilmember Gilbreath, seconded by Councilmember Tejada, the City Council agreed that approval of an option agreement for APN 0171-053-03, 04, 06 and 0171-251-06, 07, 08, 09, and 10 is categorically exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act guidelines; and approved the Option Agreement between the City of Redlands and Brixton Redlands, LLC.

COUNCILMEMBER ANNOUNCEMENTS AND ACTIVITIES:

Happy New Year – All the Councilmembers wished everyone a Happy New Year.

Councilmember Tejada attended a Redlands Airport Association Meeting on December 28, 2016.

Councilmember Harrison announced he would be attending the upcoming SANBAG meeting scheduled for January 4, 2017 and pointed out various agenda items related to the City of Redlands. SANBAG is now called San Bernardino County Transportation Authority or SBCTA.

ADJOURNMENT:

There being no further action required the meeting adjourned at 7:49 P.M. The next regular meeting of the City of Redlands City Council will be held on January 17, 2017.