

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 April 4, 2006, at 3:00 P.M.

PRESENT

Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Susan Pepler, Councilmember
Gilberto Gil, Councilmember
Mick Gallagher, Councilmember

ABSENT

None

STAFF

John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Michael Reynolds, City Treasurer; Cletus Hyman, Deputy Police Chief; Jim Drabinski, Fire Chief; Don Gee, Redevelopment Agency Director; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

The meeting was opened with an invocation by Councilmember Gil followed by the pledge of allegiance.

PRESENTATION

Infrastructure Report - Public Works Director Mutter reported on July 6, 2004, the City Council formed the Public Works Infrastructure Committee. The goal of this committee was to evaluate the condition of the City's infrastructure and make a recommendation to the City Council through the Municipal Utilities/Public Works Commission on a program to fund and correct deficiencies to the infrastructure. Steve Stockton, Chairman of the Public Works Infrastructure Committee presented a PowerPoint regarding general infrastructure maintenance and a proposed repair and funding program. The Municipal Utilities/Public Works Commission and the Public Works Infrastructure Committee made the following recommendations:

1. An initiative be considered in the future to approve a special tax for City-wide Infrastructure Repair and Improvements;
2. That the assessments be in the form of a 5 percent Utility User's Tax estimated to generate \$5.0 million per year;
3. That Council continue the present funding for street infrastructure maintenance of about \$1.8 million per year;
4. That the special tax sunset in 20 years; and
5. That the proposed breakdown of expenditures be based on analysis and public input to be determined, approximately as follows:
35 percent - street resurfacing and reconstruction

- 10 percent - street preventative maintenance (crack seal and slurry program)
- 30 percent - concrete improvements - curbs, gutters and sidewalks
- 10 percent- street tree maintenance
- 10 percent - ADA street infrastructure compliance
- 5 percent - other street maintenance (storm drain, street lights)

Following discussion, Councilmembers concurred that the Municipal Utilities/Public Works Commission and the Public Works Infrastructure Committee should continue their work by refining the process and start fine-tuning the costs. It was noted that a citizens committee would need to take over for the campaign to pass a ballot measure. Councilmembers also asked that workshops be scheduled in a timely manner to address other capital needs such as a police station and museum. City Manager Davidson assured Councilmembers these other projects will be brought forward during budget study sessions. Mayor Harrison complimented members of the Municipal Utilities/Public Works Commission and the Public Works Infrastructure Committee for their fine work.

DEPARTMENTAL INFORMATION REPORT

Administrative Services Department - Administrative Services Director Pettus presented a PowerPoint regarding the City-wide safety program, which focused on the \$200,000.00 reduction in Workers Compensation cost and reduction of accidents this past year.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the minutes of the regular meeting of March 21, 2006, were approved as submitted.

Bills and Salaries - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, payment of salaries and bills was acknowledged.

Agreement - OfficeMax - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved the Terms and Conditions of OfficeMax Retail Connect Card Agreement and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Planning Commission Actions - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the report of the Planning Commission meeting held on March 28, 2006, was acknowledged as received. A letter dated April 3, 2006, was received from Chris Sedmack expressing concerns about subdivision of property (Tentative Tract Map No. 17676, Vines Development, applicant) located on the southwest corner of Clifton Avenue and Harding Drive.

Notice of Environmental Actions - Community Development Director Shaw provided further information about the Hampton Heights project located north of Interstate 10, along both sides of Sand Canyon Road between the cities of Redlands and Yucaipa. A full scope Environmental Impact Report will be prepared for this project. Councilmember Harrison moved to acknowledge receipt of the report of environmental actions received from surrounding jurisdictions as received. Motion seconded by Councilmember Pepler and carried unanimously.

Ordinance No. 2638 - Zone Change No. 413 - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously adopted Ordinance No. 2638, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by revising the City's Land Use Zoning Map by approving Zone Change No. 413, a change of zone from A-1 (Agricultural) District to R-E (Residential Estate) District on 5.6 acres located on the southwest corner of Wabash Avenue and Capri Avenue (Winstar Redlands, applicant).

Time Extension - CUP 836 - Demolition 68 - Bulldog Commons, Applicant - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved the request for time extension and waiver and release of claims relating to California Environmental Quality Act for Conditional Use Permit No. 836 and Demolition No. 68 for the development of a 40-unit apartment complex on a 3.07 acre property located on the southeast corner of Grove Street and Sylvan Boulevard.

Subdivision Improvement Agreement - Tract No. 16548 - Final Approval - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved a subdivision improvement agreement and the final map for Tract No. 16548 for the subdivision of 5.01 acres into a 64-unit condominium development in Specific Plan No. 58 located at the southwest corner of Orange Avenue and Kansas Street and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City (Ridgecrest 64 Development Co. LLC, applicant).

Fee Waiver - Run Through Redlands - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved the request of the Kiwanis Club of Redlands to waive all City-related fees, costs and charges associated with the 23rd Annual Run Through Redlands event to be held on April 30, 2006.

Termination of Agreement - Quiet Zone Project - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously terminated the consulting services agreement with CBA, Inc. for the preparation of Phase II of the City's Alessandro Road Quiet Zone Project, and unanimously

approved the return of the balance of donated funds for this project to Mr. Tandy Hill.

Proclamation - National Community Development Week - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring the week of April 17-23, 2006, as *National Community Development Week*.

Proclamation - Record-A-Thon Week - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring the week of April 23-29, 2006, as *Recording for the Blind & Dyslexics Record-A-Thon Week*.

Proclamation - Child Abuse Prevention Month - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring the month of April 2006, as *Child Abuse Prevention Month*.

OSC 06-28 - Tentative Tract Map No. 16602 - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously determined that Outside City Case (OSC) for Tentative Tract Map No. 16602 (APNs 298-231-03, 20, 52, 53, and 63 is consistent with the City of Redlands General Plan, and that the public health, safety, and welfare, and the best interests of the citizens of Redlands, are served by the City's continued processing of the application.

Agreement - Mentone Boulevard Sewer Pipeline - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved an agreement with Boyle Engineering Corporation to furnish design engineering services for the Mentone Boulevard Sewer Pipeline Project between Wabash Avenue and Crafton Avenue in the amount of \$124,500.00 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Water Stock Purchase - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved the purchase of three shares of Redlands Water Company stock from Clarence Paul for a total price of \$4,941.00.

Ordinance No. 2639 - National Incident Management System - Ordinance No. 2639, an ordinance of the City of Redlands amending Chapter 2.52 of the Redlands Municipal Code relating to the City's emergency organization and adopting the National Incident Management System, was unanimously adopted on motion of Councilmember Gil, seconded by Councilmember Gilbreath.

Field Rental Agreement - Los Gauchos Soccer Club - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved a rental agreement with Los Gauchos Soccer Club for use of the soccer field located at Crafton Park and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

MOU Amendment - RAME - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously approved an amendment to the existing Memorandum of Understanding with the Redlands Association of Management Employees and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

COMMUNICATIONS

Meeting Attendance - No reports forthcoming.

Appointment - SBVMWD - Councilmember Harrison moved to appoint Councilmember Gallagher to the San Bernardino Valley Municipal Water District Water Policy Advisory Commission. Motion seconded by Councilmember Pepler and carried unanimously.

CLOSED SESSION

The City Council meeting recessed at 3:44 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8

Property: Possible leasing of APNs 168-031-12, 168-041-21, 168-041-25, 168-041-31, 168-041-32, 168-041-49 and 168-041-53
(Redlands Municipal Airport properties)

Negotiating parties: Doug Headrick, Todd Housley and Rancho Pacific Properties (Redlands Aviation) and Jim Ott

Under negotiation: Terms and price

The meeting reconvened at 7:00 P.M.

PRESENT

Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Susan Pepler, Councilmember
Gilberto Gil, Councilmember
Mick Gallagher, Councilmember

ABSENT

None

STAFF

John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Michael Reynolds, City Treasurer; Cletus Hyman, Deputy Police Chief; Jim Drabinski, Fire Chief; Don Gee, Redevelopment Agency Director; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

CLOSED SESSION REPORT

None forthcoming.

PRESENTATIONS

Elaine Craig, San Bernardino Public Employees Association - On behalf of the General Employees Association of Redlands, Kim Braun and Mary Ellen Lambert presented a plaque to Elaine Craig in recognition of her efforts as their labor representative.

Accolades - Councilmember Susan Pepler - Councilmember Susan Pepler submitted her resignation from the Redlands City Council to be effective on April 4, 2006, at 7:30 P.M. as she will be re-locating to Washington, D.C. In recognition of her accomplishments over the past six years, plaques, gifts and flowers were presented to her from the following: Eddie Flores on behalf of the Northside Impact Group; Fred Board, President of the Redlands Chamber of Commerce; Elaine Craig on behalf of the General Employees Association of Redlands; Corey Hunt, President of the Redlands Police Officers Association; Scott MacDonald, President of the Redlands Professional Firefighters Association; Gary Van Dorst, President of the Redlands Association of Management Employees; Supervisor Dennis Hansberger who presented a resolution approved unanimously by the San Bernardino County Board of Supervisors; Nan Rider, District Director for State Assemblyman Bill Emmerson, and Nancy Cisneros and Janice Rutherford for State Senator Bob Dutton who presented a resolution from the State legislature; and the Friends of BBC. Mayor Harrison presented a letter of recognition on behalf of Congressman Jerry Lewis. On behalf of the City Council and City staff, Mayor Harrison also gave her a beautiful Seth Thomas Westminster chime clock with the City logo on the pendulum and a basket of Redlands' memorabilia. Councilmember Pepler thanked the community, staff and her family for their support during her years as a Member of the City Council. She then turned in her keys to City Hall and her pager to City Manager Davidson. She received a standing ovation from the audience.

The meeting recessed at 7:31 P.M. and reconvened at 7:40 P.M. with the following attendance:

PRESENT

Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Gilberto Gil, Councilmember
Mick Gallagher, Councilmember

LAND USE AND PUBLIC HEARINGS

Marvin Hudson, Kelvin And Celeste Bryant, Applicants - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as a public hearing for a Socio-Economic Analysis and Cost/Benefit Study and consideration of Pre-Annexation Agreement No. 05-04 for four new single-family homes on individual lots totaling .80 acres located on the northeast corner of Tourmaline and Florence Avenues in the Mentone area. Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw explained the purpose of this request is to obtain approval of an outside the City utility connection for water. He reviewed the proposed project, which is consistent with the General Plan for the City of Redlands. Mr. Hudson asked the City Council to consider modifying Section 3 of the agreement to reduce the set back from 15 feet to 13.4 feet and shared snapshots of the property which is located on an unimproved street. Community Development Director Shaw explained that requests for pre-annexation agreements require the same development standards as those established for the City; that Lot 7 is already being allowed a setback from Florence Avenue of 15 feet instead of the 25 feet required by City Code. The public hearing was declared closed. Following brief discussion, the following actions were taken by the City Council:

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Gil moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Pre-Annexation Agreement No. 05-04 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Harrison and carried unanimously.

Negative Declaration - Councilmember Gil moved to approve the Environmental Review Committee's negative declaration for Pre-Annexation Agreement No. 05-04 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously.

Pre-Annexation Agreement No. 05-04 - Councilmember Gil moved to approve Pre-Annexation Agreement No. 05-04 without any modifications. Motion seconded by Councilmember Harrison and carried with

Councilmember Gilbreath voting NO as she supported the applicant's request.

PUBLIC HEARING

Resolution No. 6480 - CFD 2004-1 - Annexation 1 - Francis Hyong, Applicant - Public hearing was advertised for this time and place to consider Resolution No. 6480 to call a special election on the question of levying special taxes within the territory to be annexed to Community Facilities District No. 2004-1. Mayor Harrison declared the meeting open as a public hearing. City Clerk Poyzer reported notice for this public hearing was published in the Redlands Daily Facts on March 10, 2006, and mailed as required on March 6, 2006. Public Works Director Mutter reviewed the request for an annexation to Community Facilities District No. 2004-1 for Tract No. 16287 which is a 3.2 acre residential subdivision containing 12 lots plus a Lot A located on the east side of Occidental Drive, north of Perdue Avenue. Lot A, in the proposed tract, will be approximately 9,400 square feet in size and will be dedicated as open space for Water Quality Management Plan compliance purposes. Maintenance of Lot A is proposed to be handled through a Community Facilities District in lieu of a Homeowner's Association. The annual levy of special taxes within the territory proposed to be annexed to Community Facilities District No. 2004-1 will pay the cost of services to be provided by the District and incidental expenses. At this time, Mayor Harrison called for protests, comments and questions from any persons wishing to speak, including persons owning property within the territory to be annexed to the Community Facilities District and taxpayers, with respect to the annual levy of special taxes within the territory proposed to be annexed to the Community Facilities District to pay the cost of services and incidental expenses of the Community Facilities District. None were forthcoming. It was noted no written protests have been received. City Clerk Poyzer reported that according to the Registrar of Voters, there are no registered voters in this area. City Clerk Poyzer agreed to hold the special election for the territory to be annexed to Community Facilities District on April 18, 2006. As a majority protest has not been filed to pay the cost of services and incidental expenses of the Community Facilities District, Councilmember Harrison moved to adopt Resolution No. 6480, a resolution of the City Council of the City of Redlands calling a special election and submitting to the qualified electors of the territory proposed to be annexed to Community Facilities District No. 2004-1 of the City of Redlands the question of levying special taxes within the territory proposed to be annexed (Annexation No. 1). Motion seconded by Councilmember Gallagher and carried unanimously. Mayor Harrison declared the public hearing closed.

NEW BUSINESS

City Council Vacancy - As a result of Councilmember Susan Peppler's resignation, which took effect at 7:30 P.M. on this date, a vacancy exists on the City Council. City Manager Davidson reported that pursuant to Government Code Section 36512, the City Council has 30 days in which to take one of three possible actions to fill the vacancy: appointment through a majority vote of the City Council; call a special election to be held on November 7, 2006; or call a special election to be held on November 7, 2006, and fill the vacancy for the interim period prior to the election through appointment by majority vote of the City Council. City Manager Davidson reviewed the alternatives in detail. City Clerk Poyzer reported the Registrar of Voters office has indicated the cost of a special election in November would be \$73,517.00. Lisa Pearce addressed the City Council asking them to consider appointing Brian Roche who came in fourth in the November 2005 election. Following brief discussion, Councilmember Gallagher moved to fill the vacancy through an appointment process on or before May 4, 2006. Motion seconded by Councilmember Gilbreath and carried unanimously. Councilmembers discussed the schedule and process and concurred as follows:

1. The application form will be available beginning at noon on Wednesday, April 5, 2006, in the City Clerk's Office and due on Friday, April 14, 2006, by 5:00 P.M. The application form will also be available on the City's website.
2. The proposed application form will be revised by asking if the applicant is retired to list their previous occupation and asking for an example of how the applicant would resolve a situation where their personal philosophy is at odds with what is best for the City.
3. The City Council will reconvene their regular meeting on April 18, 2006, at 6:00 P.M. at which time they will allow each applicant a maximum of five minutes each to make a presentation to the City Council regarding his/her interest, background and qualifications for serving on the Redlands City Council. The order in which the applicants will speak will be determined by a random drawing conducted by the City Clerk at the meeting. The City Council intends to make the appointment to fill the vacancy following the presentations on April 18, 2006.
4. The applicants will be asked to stay outside the Council Chambers during the presentations.
5. The order of the roll call vote of Councilmembers, following nominations for the appointment, will be determined by a random drawing conducted by the City Clerk at the meeting.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:26 P.M. The next regular meeting will be held on April 18, 2006.