

MINUTES

of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on May 15, 2001.

PRESENT

Pat Gilbreath, Mayor  
Gary George, Mayor Pro Tem  
John L. Freedman, Councilmember  
Susan Pepler, Councilmember  
Karl N. "Kasey" Haws, Councilmember

John Davidson, City Manager  
Daniel J. McHugh, City Attorney  
Beatrice Sanchez, Deputy City Clerk  
Michael Reynolds, City Treasurer  
Clete Hyman, Deputy Police Chief  
Mel Enslow, Fire Chief  
Bonnie Johnson, Finance Director  
Larry Burgess, Library Director  
(afternoon session only)  
Ronald C. Mutter, Public Works Director  
Gary G. Phelps, Municipal Utilities Director  
(afternoon session only)  
Douglas Headrick, Chief of Water Resources  
(evening session only)  
Jeffrey L. Shaw, Community Development Director

ABSENT

None

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

PRESENTATIONS

Retirement Recognition - Mayor Gilbreath presented a plaque with the City seal honoring Kenneth L. Pattison who has worked for the City of Redlands, Public Works Department, Street Tree Division, since May 28, 1960, 41 years of service.

Proclamation - Mayor Gilbreath read a proclamation declaring the week of May 14, 2001, as "National Salvation Army Week" and, on behalf of the City Council, wished them continued success.

Proclamation - Mayor Gilbreath presented a proclamation to Gene Ouellette, President, Friends of the Library, proclaiming June 10, 2001, as Smiley Library Day and encouraged all residents of the area to reacquaint themselves with our outstanding and beautiful A. K. Smiley Public Library.

## CONSENT CALENDAR

Minutes - On motion of Councilmember George, seconded by Councilmember Freedman, the minutes of the regular meeting of May 1, 2001, were approved as submitted.

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

Planning Commission Actions - On motion of Councilmember Freedman, seconded by Councilmember Haws, the report of the Planning Commission meeting held on May 8, 2001, was acknowledged as received with correction to the vote for the Cypress Villas item to reflect Carolyn Layman voted NO.

Appointments - Downtown Redlands Business Association Advisory Board - On motion of Councilmember George, seconded by Councilmember Freedman, Barbara Garcia, Jim Cavanaugh, Craig Foucher and Heather Stevning were appointed to the Downtown Redlands Business Association Advisory Board unanimously.

Resolution No. 5842 - Landscape Maintenance District - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council adopted Resolution No. 5842, a resolution of the City Council of the City of Redlands, County of San Bernardino, of preliminary approval of the Engineer's Report for Fiscal Year 2001-2002 for Landscape Maintenance District No. 1, by AYE votes of all present.

Resolution No. 5843 - Landscape Maintenance District - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council adopted, by AYE votes of all present, Resolution No. 5843 a resolution of the City Council of the City of Redlands, County of San Bernardino, California, declaring its intention to levy and collect assessments for Fiscal Year 2001-2002 in Landscape Maintenance District No. 1, an assessment district; declaring the work to be of more specific than general public benefit; specifying the exterior boundaries of the areas within the Landscape Maintenance District No. 1 and to be assessed the cost and expenses thereof; determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution; and offering a time and place for hearing thereto (June 19, 2001, for a public meeting and July 17, 2001, for a public hearing at 7:00 P.M.).

Resolution No. 5846 - Street Lighting District - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council adopted Resolution No. 5846, a resolution of the City Council of the City of Redlands, County of San Bernardino, of preliminary approval of the Engineer's Report for

Fiscal Year 2001-2002 for Street Lighting District No. 1, by AYE votes of all present.

Resolution No. 5847 - Street Lighting District - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council adopted, by AYE votes of all present, Resolution No. 5847, a resolution of the City Council of the City of Redlands, County of San Bernardino, California, declaring its intention to levy and collect assessments for Fiscal Year 2001-2002 in Street Lighting District No. 1, an assessment district; declaring the work to be of more specific than general public benefit; specifying the exterior boundaries of the areas within the Street Lighting District No. 1 and to be assessed the cost and expenses thereof; determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution; and offering a time and place for hearing thereto (June 19, 2001, for a public meeting and July 17, 2001, for a public hearing at 7:00 P.M.).

Funds - Award Contract for Contaminated Soils Removal at Cemetery - On motion of Councilmember George, seconded by Councilmember Freedman, Council unanimously approved appropriating \$15,000 from the Cemetery Fund and award construction of the Contaminated Soils Removal at Hillside Memorial Park project to The Reynolds Group.

Resolution No. 5883 - Traffic - On motion of Councilmember George seconded by Councilmember Freedman the City Council unanimously adopted Resolution No. 5883 setting speed limits on Central Avenue between University Street and Judson Street based on an engineering, traffic and speed survey.

Resolution No. 5881 - Federal Airport Improvement Program Grant - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5881 authorizing the submittal of an application, acceptance of an allocation of funds and execution of a grant agreement with the California Department of Transportation for a matching grant for Federal Aviation Administration approved project under Airport Improvement Program No. 3-06-0195-05.

Memorandum of Understanding - YMCA - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously authorized the Mayor and City Clerk to execute a memorandum of Understanding between the City of Redlands and the YMCA of Redlands for an additional allocation of Community Development Block Grant funds totaling \$40,000 earmarked for the Y Alliance teen center computer lab.

Police Substation Lease Agreement - Lease agreement with 7-Eleven, Inc. for the downtown substation was continued to June 5, 2001, by request of staff.

Crossing Guard Agreement - On motion of Councilmember Freedman, seconded by Councilmember Haws, the City Council unanimously approved

and authorized execution of an agreement with All City Management Services for crossing guard personnel and authorized the Mayor and City Clerk to execute the agreement.

Agreement - San Bernardino County WIC Program - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an amended Facility Use Agreement for use of the Community Center between the City and San Bernardino County Women-Infant-Children Program and authorized the Mayor and City Clerk to execute the agreement.

Mutual Water Company Stock Lease - On motion of Councilmember Haws, seconded by Councilmember Pepler, the City Council approved a lease for 16 shares of Crafton Water Company stock to Peter Buoye for the 2001-02 water delivery season, with Councilmember Gilbreath abstaining due to a potential conflict of interest.

Task Force of Water Agencies - A task force was formed to coordinate the activities of the water agencies involved in the Federal Energy Regulatory Commission (FERC) relicensing process of Southern California Edison's hydroelectric power generating facilities on the Santa Ana River, Mill Creek and Lytle Creek. Since the City derives a significant portion of its water supply from the Santa Ana River and Mill Creek and the FERC process has the potential to affect the supply. The San Bernardino Valley Municipal Water District agreed to pay half of the costs of consultants hired to develop strategies for the task force. Redlands, nine other water agencies were asked to fund the remaining half at a cost of \$20,000 each. On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved funding the City's participation in the task force of water agencies supporting the FERC relicensing of Southern California Edison's hydroelectric power generating stations on Mill Creek and the Santa Ana River.

Agreement - Electricity Cogeneration Facility at Wastewater Treatment Plant - On January 16, 2001, the Council approved a preliminary design contract to investigate the options for constructing an electricity cogeneration facility at the City's Wastewater Treatment Plant located at 1950 Nevada Street. The engineering services agreement presented this date covers the engine generator and associated facilities design and construction management services. On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved and authorized execution of an agreement with Janechek & Associates to furnish engineering services with Janechek & Associates to support the proposed electricity cogeneration facility to be located at the City's Wastewater Treatment Plant.

Agreement - Recycled Water Project - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved and authorized execution of an agreement with ZENON

Environmental Corporation to furnish engineering services to support the proposed Redlands Recycled Water Project.

Donation - Water Conservation and Awareness Education Program - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a request from Kimberly Elementary School for a cash donation in the amount of \$500 to be used to purchase irrigation drip system supplies that will help establish three designated habitat gardens at the school; bird and butterfly, native California and Native American Indian.

Waiver - Redlands 4th of July Committee - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a request for waiver of all fees and personnel costs associated with the annual 4th of July celebration in Redlands.

El Camino Real Bell in Smiley Park - A letter was submitted by The Contemporary Club requesting approval to place an El Camino Real Bell near the new Redlands Museum's future home within Smiley Park. The Automobile Club of California jointly sponsored with the California Federation of Women's Clubs the purchase and placement of El Camino Real Bells in cities within California. On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved the request of the Contemporary Club in concept, and authorized staff and the Parks Commission to coordinate the exact placement of an El Camino Real Bell in Smiley Park.

Settlement Agreement - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a settlement and release agreement with Manuel Cuaron in accordance with the terms agreed to in closed session and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Proclamation - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously authorized issuance of a proclamation in conjunction with the Redlands High School Class of 1941 honoring George Taro Sakato for his valor, loyalty and devotion to his country and being awarded the Medal of Honor for heroism during World War II.

## COMMUNICATIONS

Rolling Blackouts - Public Works Director Mutter reported that Southern California Edison estimates that the demand for electrical power will be 3,000 megawatts short of available power this summer. As a result SCE officials predict that between 30-45 days of rolling blackouts will occur in the local area. Certain essential services such as hospitals, police, fire and dispatching centers are exempt. However, traffic signals are not and he reminded the public that when power is out, an intersection normally controlled by a traffic signal becomes a four-way stop. It has been observed that drivers tend to ignore the law and proceed through these intersections without stopping. All motorists are urged to fully stop at intersections with inoperative signals and enter the

intersection only after it is safe to do so. Mr. Mutter reported that when we are in a Stage 3 alert condition, the City Manager's and Public Works' Offices are notified. However, when the one-hour rolling blackouts take place, there is no way to tell exactly where in the City they will occur, even though a second call is placed to these offices minutes before (or could be after). The City is prepared to provide necessary services for the public. (The same report was presented in the evening for the television-viewing public.)

Budget Workshops Schedule - City Manager Davidson presented a schedule for five workshop meetings scheduled with the City Council. Councilmember Freedman stated that he has a conflict with the May 22nd date and Councilmember Haws said he has a conflict with the May 29th date; however, they both agreed they could view videotapes of the proceedings for information and did not need to disrupt the scheduling as presented.

Appointments - Redevelopment Advisory Commission - On motion of Councilmember Gilbreath, seconded by Councilmember George, the following individuals were unanimously appointed to the recently reactivated Redevelopment Advisory Commission: Ray Alexander, Michael T. Gallagher, Barbara Garcia Conrad Guzkowski, Mark Sheppard, Lorraine Beal Shoaf, Kathie Thurston, and Jonathan C. Anderson as a Student Commissioner.

Appointment - Mobile Home Rent Review Board - On motion of Councilmember Gilbreath, seconded by Councilmember Haws, Tom Herron was unanimously appointed as an alternate member of the Mobile Home Rent Review Board for an unlimited term.

Appointment - Airport Advisory Board - On motion of Councilmember Gilbreath, seconded by Councilmember Haws, Eric Fraser was unanimously appointed to a four-year term on the Airport Advisory Board to fill the vacancy created by the resignation of William Bratton.

AQMD - Alternative Fuels Subvention Match Program - Councilmember George reported that he is in receipt of a letter from the AQMD Board of Directors approving an initial list of projects for funding under the MSRC 2000-2001 AB 2766 Alternative Fuels Subvention Match Program in the amount of \$105,000.00, which equates to a 70% match.

Resolutions Nos. 5884-5885 - Purchase Electric Shuttle Bus and Three CNG Vans - In conjunction with the above item, the City successfully made application for CMAQ funds to purchase an electric shuttle bus that can be used to transport University of Redlands students to the downtown area, an agreement will be developed between the City and the University for this purpose. The second part of the grant is for the purchase three compressed natural gas vans to be used for employee van pool operations. All vehicles would eliminate emissions from vehicles on a daily basis and congestion in the downtown area will also be reduced. Caltrans prepared and submitted for

approval to the City a supplement to the Administering Agency-State Agreement for Federal-aid Projects (No. 08-5083) for each of the above. The City is required to authorize and approve the agreements along with resolutions authorizing that support. On motion of Councilmember George, seconded by Councilmember Haws, the City Council unanimously approved Resolution No. 5884 which authorizes the Mayor and City Clerk to execute Program Supplement No. 005-M to the Administering Agency-State Agreement for Federal-Aid Projects No. 08-5083. On motion of Councilmember George, seconded by Councilmember Haws, the City Council unanimously approved Resolution No. 5885 which authorizes the Mayor and City Clerk to execute Program Supplement No. 006-M to the Administering Agency-State Agreement for Federal-aid Projects No. 08-5083.

A. K. Smiley Public Library Roof and Exterior Restoration - Councilmember Freedman asked that this be placed on the agenda after reading a memo dated January 11, 2001, entitled Library Roof Leaks, from Library Director Larry Burgess. Councilmember Freedman stressed this should be a top priority of the Council's upcoming budget process and provided information provided by the Library Board of Trustees concerning the restoration needed, including a budget summary prepared by Tilden-Coil Constructors, Inc. which addresses all items needed for the roof repair and exterior restoration of the Library. Ms. Leanora Jimenez-Sims addressed Council to passionately express her support for restoring the Library for today's and tomorrow's children. "Let's preserve it before we lose it." Councilmember Freedman moved to direct staff that during the 2001-02 budget review process to present funding alternatives for roof and exterior restoration of the historic A. K. Smiley Public Library. Motion seconded by Councilmember Pepler and carried unanimously.

#### JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5891 - Great Neighborhood Program - Councilmember Freedman moved to adopt Resolution No. 5891, a resolution of the City Council of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project Area, and approved participation agreements with Dolores B. Bullard, 515 11th Street, \$10,000, and Richard R. Ruiz, Sr., and Margaret L. Ruiz, 438 Mulvihill Avenue, \$10,000. Councilmember Freedman moved to approve the Declarations of Covenants and Restrictions covering said properties. Motion seconded by Councilmember George and carried unanimously. (Also see Redevelopment Agency minutes for May 15, 2001.)

First Time Homebuyer - Subordination Agreement - Councilmember Freedman moved to approve a subordination agreement between Norman S. Parker and Stephanie A. Parker and the Redevelopment Agency of the City of Redlands in the amount of \$12,500 for a home purchased at 15 La Salle Street, and authorized the Mayor and Deputy City Clerk of the City of Redlands to execute



the document. Motion seconded by Councilmember George and carried unanimously. (Also see Redevelopment Agency minutes for May 15, 2001.)

### CLOSED SESSION

The City Council meeting recessed at 3:32 P.M. to continue the Redevelopment Agency meeting and reconvened at 3:35 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code § 54956.8
  - Property: APNs 293-031-29, 30 and 31, 175-122-09, 176-011-53  
Negotiating parties: City Attorney and Jan Dustin,  
San Bernardino County Flood Control Dist.  
Under negotiation: Terms and price
  - Property: APNs 169-141-01, 20 and 21  
Negotiating parties: Jim Bueermann and John Rohan  
Under negotiation: Terms and price
  - Property: APNs 167-242-15, 16 and 17  
Negotiating parties: Jim Bueermann and Naomi Silvergleid  
Under negotiation: Terms and price
2. Conference with legal counsel: Existing litigation - Government Code § 54956.9(a)
  - a. County of San Bernardino v. City of Redlands and Spring Pacific - SCVSS 74079

The meeting reconvened at 7:00 P.M.

### PRESENTATIONS

Flag - Mayor Gilbreath explained to the audience that the reason the United States Flag flown at half staff in front of the Civic Center today was to honor police officers who died in the line of duty as directed by the President of the United States.

Fire Department Explorer of the Year Award - As approximately 29 Fire Department Explorers (ages 16 - 21) stood at attention, Mayor Gilbreath explained the newly-organized organization's many activities and training she expressed how proud she was of all of the members. Fire Chief Mel Enslow added that the City's professional fire fighters do an excellent job of filling the role of mentors; he then announced Angel Cabral was chosen by his peers as the Explorer of the Year and presented a plaque to Mr. Cabral.

Certificates of Recognition - Councilmember Pepler introduced and presented Certificates of Recognition to Tish Sandos and Patty Mariano for exemplary service through The Historic Tree Replacement Project on South Buena Vista Street.

Cinco de Mayo Queen and Court - Councilmember George described the many activities on State Street and Ed Hales Park on Cinco de Mayo (May 5, 2001). He listed the many individuals and organizations which made it a huge success. Everyone is looking forward to next year's fiesta. As part of the downtown celebration, a pageant was conducted competing for scholarships and prizes. Councilmember George then introduced the 2001 Cinco de Mayo Queen and her Court, each of whom was given an opportunity to describe the many civic and school clubs they are affiliated with and their individual grade point averages. In appreciation, organizer Lupe Sanchez presented certificates to Councilmember Gary George, Councilmember Susan Pepler and Police Chief Bueermann (accepted by Deputy Police Chief Hyman) for their support.

Rolling Blackouts - Report from afternoon session repeated for evening audience.

## PUBLIC HEARINGS

Community Facilities District No. 2001-1 - Northwest Development Project - On April 3, 2001, the City Council declared the City's intent to establish a community facilities district, to levy special taxes related to the proposed district and to incur bonded indebtedness related to the same. At this meeting the Council considered additional resolutions and one ordinance that collectively authorize the formation of the District and the levy of special taxes within the District as well as holding a special election of the property owners within the District. The proposed CFD was requested by S-P Redlands, LLC and Robert Patillo Properties to fund the acquisition of certain facilities related to their development generally located in the area of California Street and San Bernardino Avenue. The proposed CFD, includes the new Hershey's distribution center. Public improvements being financed include street and storm drain construction, installation of traffic signals and water and sewer improvements, which will be of direct benefit to the property owners within the CFD. This request is in keeping with the City's Local Goals and Policies for Mello-Roos Community Facilities Districts adopted at the December 19, 2000, Council meeting. The maximum amount of the proposed debt is \$10,000,000. The bonds will be repaid solely from a special tax to be levied on the parcels within the CFD, thus issuance of the bonds will not constitute a debt of the City.

The Mayor declared this was the time and place for the public hearings for the City of Redlands Community Facilities District No. 2001-1. The hearings were to inquire into the formation of the District, levy of special taxes in the District and the need to incur bonded indebtedness in the District. Mayor Gilbreath then asked if there were any property owners or persons registered to vote in the District who wished to file a written post. There were none. Mayor Gilbreath then declared the hearings officially open. Finance Director Bonnie Johnson described the Community Facilities District 2001-1 and introduced Bond Counsel Bill Bothwell. There being no further comments, Mayor Gilbreath declared the hearings officially closed. Council then took the following actions:

Resolution No. 5886, A Resolution of the City Council of the City of Redlands of formation of the City of Redlands Community Facilities District No. 2001-1, Authorizing the Levy of a Special Tax within the District and Establishing an Appropriations Limit for the District, was approved and adopted unanimously on motion of Councilmember George and seconded by Councilmember Pepler.

Resolution No. 5887, A Resolution of the City Council of the City of Redlands Deeming it Necessary to Incur Bonded Indebtedness within the City of Redlands Community Facilities District No. 2001-1, was approved and adopted unanimously on motion of Councilmember George and seconded by Councilmember Pepler.

Resolution No. 5888, A Resolution of the City Council of the City of Redlands Calling Special Election for the City of Redlands Community Facilities District No. 2001-1, was approved and adopted unanimously on motion of Councilmember George and seconded by Councilmember Pepler.

Deputy City Clerk Sanchez was then called upon to open the property owners' ballots, canvassed the returns of the special election held on May 15, 2001, for the City of Redlands Community Facilities District No. 2001-1, and declared that the total number of ballots cast in said district and the total number of votes cast are full, true, correct and as follows: total qualified landowner votes -- 262; total votes cast -- 262; total YES votes -- 262; and total NO votes -- 0. Mayor Gilbreath announced the results of the election being unanimously in favor of the incurring of bonded indebtedness, the levy of the special taxes and the establishment of the appropriations limit proceeded with the final actions for the District.

Resolution No. 5889, A Resolution of the City Council of the City of Redlands Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien; was approved and adopted unanimously on motion of Councilmember George and seconded by Councilmember Pepler.

Ordinance No. 2471, an ordinance of the City of Redlands Levying Special Taxes within the City of Redlands Community Facilities District No. 2001-1, was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember George, seconded by Councilmember Pepler, further reading of the ordinance text was waived, and Ordinance No. 2471 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for June 5, 2001.

Resolution No. 5890, A Resolution of the City Council of the City of Redlands Approving the Execution and Delivery of an Acquisition and Funding Agreement and other Matters Related Thereto, was approved and adopted unanimously on motion of Councilmember George and seconded by Councilmember Pepler.

Resolution No. 5860 - Parking and Business Improvement Area B - Public hearing was advertised for this time and place to consider Resolution No. 5860, a resolution of the City Council of the City of Redlands ordering the continued operation of Parking and Business Improvement Area B and confirming the annual report and assessment for Fiscal Year 2001-02. Mayor Gilbreath declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Haws moved to adopt Resolution No. 5860. Motion seconded by Councilmember Freedman and carried unanimously.

Resolution No. 5804 - Street Vacation No. 118 - Public hearing was continued to this time and place for the vacation of a portion of Bryn Mawr Avenue in Concept Plan No. 2 of the East Valley Corridor Specific Plan (Spring Pacific Properties, applicant). This public hearing was unanimously continued to June 5, 2001, on motion of Councilmember Pepper, seconded by Councilmember Freedman, as recommended by staff.

## LAND USE AND PUBLIC HEARING

Tentative Tract No. 16139 - Michael Novak - A notice of the preparation of a Draft Mitigated Negative Declaration and public hearings were continued to this time and place for Tentative Tract No. 16139 and its accompanying Socio-Economic Cost/Benefit Study for the subdivision of 7.2 acres into 20 residential lots located north of Cypress Avenue, east of Heather Lane, and west of Linda Vista Avenue in the R-S (Suburban Residential - 10,000 square foot lots) District. Community Development Director Shaw said that at this time staff is recommending continuance of this application to June 19, 2002, because the applicant has redesigned the subdivision by moving the access to the extreme western edge of the property. This has impacted the subdivision as follows: (1) the six lots on the southerly portion have been reconfigured so that two lots facing Cypress Avenue are significantly larger; (2) the entry street is now on the extreme western edge of the property and will preserve all but three palm trees; and (3) the new street would have a different configuration with a median strip that includes the existing palm trees and a meandering road to the end of the cul-de-sac. Pertaining to the traffic issue, the applicant has provided three design alternatives to resolve traffic issues as raised at prior hearings: (1) movement of the street easterly and reduce the bump by two feet, (2) provision of a right turn only exit from the development by installing a median and signage; and (3) creation of an all-way stop at the project entrance and Cypress Avenue. The Public Works Director addressed these alternatives from an engineering perspective and identified the second two alternatives as feasible and they will not impact the design of the subdivision from a Planning perspective; however, the applicant has been asked to provide more analysis. Mayor Gilbreath declared the meeting open as a continued public hearing. Mr. Lester Mohr stated he preferred exercising caution over moving the project along too quickly which could result in errors; and thought the project should

consist of ten lots instead of 20-21. Mr. Steven Becker reiterated that density is still the concern for the traffic issue. He also asked that Mr. Novak, a well-respected area builder, build the two homes fronting Cypress Avenue himself on the new plan. Mr. Edward Perry encouraged continuing focus on the bump. Discussion then took place among staff and Councilmembers regarding the new alternatives being proposed at this meeting. Councilmember Freedman expressed that he was in favor of the new plan identified as alternative two with the right-turn only exit from the development with a median. Applicant Michael Novak then displayed overheads of a new sight distance study promoting the safety of a three-way stop intersection. Councilmember Haws then reported on his recent meeting with neighbors and identified their requests. Mr. Greg Thomas approached Council from the audience and asked that final plans be provided to neighbors well in advance of the next hearing because of the affect this project has on their property values. On motion of Councilmember Freedman, seconded by Councilmember Haws, Tentative Tract No. 16130 was continued to June 19, 2001, by unanimous vote.

Conditional Use Permit No. 730 - Starlight Motel - Mayor Gilbreath declared the meeting open for a public hearing to consider a Conditional Use Permit and its accompanying Socio-Economic Cost/Benefit Study for a proposed two-story 1,420 square foot addition to the existing caretaker quarters at the Starlight Motel located at 1371 West Redlands Boulevard. None being forthcoming, the public hearing was declared closed. Councilmember Haws moved that the City Council approve the Socio-Economic Cost/Benefit Study for Conditional Use Permit No. 730 as the project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed. Also, the proposed project is within an existing developed commercial use and will not require the installation of any infrastructure or street improvements. It is not a growth inducing development, therefore, it will not have a negative impact on the City's social services. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember Haws moved that the City Council approve Conditional Use Permit No. 730 based on the following findings:

1. The use applied for at this location is conditionally permitted in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.
2. The proposed addition to the caretaker's quarters within the existing motel will not be detrimental to existing or permitted land uses on the surrounding properties.
3. The project site is sufficient in size and shape to accommodate the proposed use, meet all development standards, and provide the applicant and his family with the desired living space.
4. The proposed use is necessary and desirable for the development of the community, as it is consistent with the policies, programs, and objectives of the Redlands General Plan.
5. The conditions for the proposed use are reasonably related to the use to address potential effects of the proposed use, and are necessary to protect

the public health, safety, and general welfare and the best interests of the surrounding businesses.

Motion seconded by Councilmember Freedman and carried with Councilmember Pepler voting NO.

## NEW BUSINESS

Community Center Expansion/Branch Library Study - Deputy Police Chief Hyman explained that the City was notified that Congress allocated \$301,000 for "infrastructure activities related to the Redlands Community Center" through the Economic Development Initiative. Among items identified for possible funding are: master-planning a City facility which would include a study to determine the feasibility of a branch library, land acquisition, construction of a public swimming pool, street vacation and infrastructure improvements. The Boys and Girls Club of Redlands also received \$500,000 in EDI funding for a facility. The Police Department and the Boys and Girls Club of Redlands have established a partnership to acquire property and incorporate a new Boys and Girls Club of Redlands building as part of the Community Center renovation project. On motion of Councilmember Pepler, seconded by Councilmember Freedman, Council unanimously moved to direct staff to submit the Community Center Economic Development Initiative grant requesting authorization for the following expenditures: \$48,000 for Civic Technologies, Inc. software for the library study, \$150,000 for acquisition of Assessor Parcel Nos. 167-242-15, 167-242-16 and 167-242-17, and \$102,000 for infrastructure improvements; and directed staff to initiate a general plan amendment and zone change for Assessor Parcel Nos. 167-242-15, 167-242-16 and 167-242-17 for the Community Center expansion project.

## UNFINISHED BUSINESS

Councilmember Freedman, prior to proceeding with the following six items, expressed that he is not an enemy of the proposed sports park, only that he supports a scaled down version that still provides sufficient fields.

Proposed Sports Park - Review of Phase I Feasibility Analysis - Public Works Director Mutter reported that on March 6, 2001, the Council authorized Phase I of a contract between the City and Keyser Marston Associates, Inc. (KMA) to prepare a financial feasibility analysis for the proposed sports park. Staff is in the process of reviewing the document and any appropriate comments will be submitted to KMA for consideration. The Phase I analysis showed that the fees proposed are in line with fees charged by other like sports facilities. Revenues generated by the stadium are sufficient to cover the likely debt service for its construction. The debt coverage ratio would likely be acceptable to the lending community. However, a number of questions were posed in this Phase I review that will need to be answered during Phase II. The general conclusions of the KMA Phase I analysis is that they have some reservations about the proposed scale of the project, but not the concept of the project. KMA believes that a

sports complex can be successful in the Redlands area as it is consistent with its likely market area. Councilmember Freedman inquired if the Recreation Commission and Parks Commission had an opportunity to see the study and asked that representatives from KMA be available at City Council meetings to answer questions. Councilmember Haws agreed that the study should go out to the various commissions for written commentary. Councilmember Haws moved to accept Phase I of the financial feasibility study prepared by Keyser Marston Associates, Inc. for the proposed sports park and directed staff to negotiate and initiate the Phase II analysis. Motion seconded by Councilmember Gilbreath who added that copies of the feasibility study be distributed to members of the Parks Commission and Recreation Commission, this was agreeable with the motion maker. Motion was approved unanimously.

Proposed Sports Park - Phase II Feasibility Analysis - A proposed contract was provided to Council for the scope of work and contract in connection with Phase II feasibility study for the proposed sports park. Public Works Director Mutter explained that the \$22,000 cost would be paid for by For the Game. On motion of Councilmember Haws, seconded by Councilmember George, Council unanimously approved a contract in an amount not to exceed \$22,000, with Keyser Martson Associates to prepare Phase II feasibility analysis for the proposed sports park.

Proposed Sports Park - Helicopter Flight Pattern and Pad at Redlands Municipal Airport - In the process of reviewing the proposed sports park complex, it was noted that it will be affected by the over-flight from the helicopter flight pattern established for the Redlands Municipal Airport. Based on the 1997 Airport Land Use Compatibility Plan, Compatibility Review Criteria, the proposed sports park is located within the Computability Zone B2, which does not include "parks" as one of the allowable uses because the zone is identified as "Moderate Risk" for potential aircraft related accidents. By relocating the helicopter flight pattern and helicopter pad to the north side of the runway, the Compatibility Zone designation for the area will change from "B2" to "C" which does list park as one of the allowable uses. Speaking on behalf of adjacent property owners, Dean Papapetru requested Council "move the helicopter flight pattern from existing southerly pattern to north side permanently, and now!" Councilmember Freedman inquired from staff the steps that must occur in order to relocate the helicopter flight pattern and helicopter pad and change the Compatibility Zone designation. On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, Council unanimously accepted the recommendation of the Airport Advisory Board to evaluate and analyze the relocation of the helicopter flight pattern and helicopter pad to the north side of the runway at the Redlands Municipal Airport and to initiate application for grant funding for the relocation.

Proposed Sports Park - Inter-Relationship with Citrus Policy, Measure O - Councilmember Haws authored and distributed a document identifying the current ideology and policy regarding the preservation and enhancement of

citrus groves within the City. He identified groves that the City recently started to acquire that simply cannot be farmed at a profit due to their size and configuration, i.e., Jacinto Memorial Grove along Reservoir Road, the Barton Grove on Nevada Street and the grove adjacent to the new residential development on Lugonia Avenue and Dearborn Street. The City will have the opportunity to acquire/oversee additional smaller groves that will have a significant aesthetic benefit, but which may carry a financial detriment. Five years is the estimated number of years required before any citrus planting has the potential to produce a significant income to help defray its farming cost. Smaller plantings may never reach even a "break-even" economic condition. The following were identified as Specific Policy Statements: (1) the Redlands City-owned groves should be managed so that they are as profitable as reasonably possible; and (2) Primary objective of the groves is to maintain the historic presence of representative citrus lands throughout the entire City and, in particular, at locations where they will be seen and appreciated. Public Works Director Mutter then reviewed a memorandum dated January 4, 2001, explaining his analysis of Measure O fund expenditures in relation to Ordinance No. 2263. The total \$8.69 million includes interest earned including interest earned since the \$7.2 million bond was approved by the voters November 3, 1987. All programmed Measure O funds have been expended. The fund balance as of December 1, 2000, was \$9,317. Four separate parcels were acquired at San Bernardino Avenue and Wabash Avenue with Measure O funds under the categories of "Land for Expanded Park and Recreation Spaces" and "Land for sports complex, Golf Course and Swim Complex." Five additional parcels were acquired to complete the facility using different funding sources. The portion of the Buoye Grove used for the sports complex will be replaced at some other location to be determined. Costs for this grove replacement will be paid from funds used for the development of the facility other than Measure O. Councilmember Haws stated that since 120 acres were developed as a sports park there is a 10% underspending. He also wanted to relieve the Citrus Commission from feeling that every grove had to be a moneymaker. They are there for beauty not for profit.

Proposed Sports Park - Environmental Impact Report - On motion of Councilmember Haws, seconded by Councilmember Peppler, Council unanimously approved an increase in the appropriation for the Community Development Department in the amount of \$79,820 in order to proceed with the completion of the Environmental Impact Report for the proposed sports park.

Proposed Sports Park - Timeline - Councilmember Haws requested that the Council consider the development of a timeline for the Environmental Impact Report for the proposed sports park and to direct the firm of Helix Environmental Planning Inc., to complete the necessary environmental documents for the proposed project prior to September, 2001, and that the Council maybe be in a position to certify the completed EIR at their regular meeting of September 18, 2001. He agreed there is no "definite" timeline, we are going to move on taking more time than less time. Councilmember Haws



outlined the actions still needing to be accomplished prior to any decision or bidding process.

Agreement for Consulting Services Regarding "Library Decision" - A revised proposal from Civic Technologies for providing a software program entitled Library Decision to assist the City in determining the community need for a branch library. There are no required annual updates or subscriptions. Further, any reimbursable costs associated with the provision of Library Decision, which must be paid by the City, are limited to \$3,000. On motion of Councilmember Pepler, seconded by Councilmember Freedman, Council unanimously approved the contract with Civic Technologies, Inc. at a cost of \$45,000 plus reimbursable expenses limited to \$3,000.

### PUBLIC COMMENTS

Mr. Gary Collier of Palm Springs then addressed the Council regarding the need for more home-based businesses within the City. His request was referred to the City Manager.

Councilmember Haws took this opportunity to invite the public to come out and watch Councilmember George and himself challenge Scott Weiley and Scott Sirowy from Redlands East Valley High School and Nick Medlicott and Soren Mortenson from Redlands High School to a "Tennis Challenge" at the University of Redlands Tennis Center on Saturday, June 2, 2001. Local charities will receive 100% of the proceeds.

### ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:12 P.M. to an adjourned regular meeting to be held on May 22, 2001, at 10:00 A.M. in the City Council Chambers, 35 Cajon Street, Redlands, California. The next regular meeting will be held on June 5, 2001.

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Deputy City Clerk