

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 November 7, 2006, at 3:00 P.M.

PRESENT Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Mick Gallagher, Councilmember
Pete Aguilar, Councilmember

ABSENT Gilberto Gil, Councilmember

STAFF Sam J. Racadio, Interim City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Michael Reynolds, City Treasurer; Tom Fitzmaurice, Police Captain; Jim Drabinski, Fire Chief; Steven Dukett, Interim 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 Mayor Harrison followed by the pledge of allegiance.

PRESENTATIONS

Workshop – Cost Allocation and User Fee Study - Finance Director Kundig introduced Erin Payton and Mike Adams from Public Resource Manager Group who recently completed a new cost allocation for the City and performed a study of the City's users fees. Ms. Payton reviewed the goals, objectives and methodology. Mr. Adams summarized the findings. Following discussion, Councilmembers directed staff to bring back the implementing ordinance as soon as possible and to highlight the major increases in a report. On behalf of The Redlands Association, Bill Cunningham urged adoption of fees, especially development impact fees, appropriately to comply with Measure U.

DEPARTMENTAL INFORMATION REPORT

Community Development Department - Community Development Director Shaw introduced Downtown Redlands Business Association staff members Heather Smith and Joni Mena and presented a PowerPoint highlighting the intent and activities of the Downtown Redlands Business Association.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the minutes of the regular meeting of October 17, 2006, were approved as submitted by AYE votes of all present.

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

Resolution No. 6554 - Loma Linda University Behavioral Medicine - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, adopted Resolution No. 6554, a resolution of the City Council of the City of Redlands approving the issuance of the California Statewide Communities Development Authority Revenue Bonds (Loma Linda University Behavioral Medicine Center, Inc. Project), Series 2006, in an aggregate principal amount not-to-exceed \$13,000,000.00.

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the report of the Planning Commission meeting held on October 24, 2006, was acknowledged as received.

Notice of Environmental Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the report on pending environmental actions received from surrounding jurisdictions was acknowledged as received.

Pre-Annexation Agreement No. 05-02 - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved Pre-Annexation Agreement 05-02 as amended with Avtar K. Dhillon for a 9,141 square foot parcel located on the east side of Beryl Street, approximately 170 feet north of Mentone Boulevard in the Mentone area, and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Pre-Annexation Agreement No. 05-04 - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, determined that no further environmental review is required for Pre-Annexation Agreement No. 05-04 based on following: there have been no substantial changes proposed in the project due to involvement of new significant environmental effects; there have been no substantial changes with respect to circumstances under which the project is undertaken; and there is no new information of substantial importance which was not known or could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was previously adopted. On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved Pre-Annexation Agreement 05-04 as amended with Marvin Hudson and Kelvin and Celeste Bryant for four lots totaling

34,834 square feet (.80 acres) located on the northeast corner of Tourmaline and Florence Avenues in the Mentone area, and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Consulting Services Agreement - Smothers Appraisal - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved a contract with Smothers Appraisal for the appraisal of the Panhwar Property (APN 0168-571-72) located on the north side of Riverview Drive and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Communication - County of Riverside - Smiley Boulevard - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, directed staff to prepare a letter from the City of Redlands to the County of Riverside for the Mayor's signature stating the City's objection to opening Smiley Boulevard to the public.

Greenhouse - Dangermond Nursery - Heritage Park - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved the temporary relocation of an existing greenhouse from the site of Dangermond's Nursery on Redlands Boulevard to the Heritage Park.

City Manager Recruitment - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, authorized the Interim City Manager to solicit proposals from various executive search firms for the purpose of conducting the recruitment of a permanent City Manager, and further, that the two or three most qualified executive search firms, after staff analysis, be invited to the November 21, 2006, meeting so that the City Council can interview them and make a selection.

Contract Amendment - Redlands Sports Park - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved an eighth amendment to the STB Landscape Architects' contract to provide construction services for the Redlands Sports Park lighting and landscaping contracts for a fee not to exceed \$8,000.00 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Termination - Ground Lease - Boys and Girls Club - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved a request to terminate the ground lease with the Boys and Girls Club of Redlands for property located at the southwest corner of Lugonia Avenue and Clay Street, and authorized the Mayor to execute, and the City Clerk to attest to, any document reasonable or necessary to record in the official records of the County to provide notice of the

termination; and further directed staff to negotiate a new facilities lease with the Boys and Girls Club for implementation at the completion of the construction of their new clubhouse.

Fee Waiver - Shakespeare Festival - Councilmember Gilbreath asked staff about the establishment of a restroom cleaning fee for the new Mission Gables restrooms; Public Works Director Mutter replied he is soliciting bids from janitorial services and will be presenting his recommendation in the near future. Councilmember Gilbreath moved to approve the recommendation of the Cultural Arts Commission to allow use of the Redlands Bowl and granted a full fee waiver for the Shakespeare Festival scheduled for March 31 through May 29, 2007. Motion seconded by Councilmember Gallagher and carried by AYE votes of all present.

Contract Change Order - Redlands Sports Park – Fencing - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved a contract change order with Golden State Fence Company for the Redlands Sports Park fencing contract to increase the contract by the amount of \$56,323.00 to \$178,385.00.

Time Extension - Integrated Management Program - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved a one-year time extension of the Integrated Management Program Demonstration Project agreement with the San Bernardino Valley Water Conservation District, and Bernardino Valley Municipal Water District, City of San Bernardino and the East Valley Water District.

Purchase Approval - Police Department - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved the award of a bid for the purchase of Hitachi Storage Area Networking equipment to Gateway Companies in an amount not to exceed \$228,666.00 from COPS Technology Grant funds for a mass storage system for digital records management in the Police Department.

Funds - 2006-2007 COPS - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved the use of the 2006-2007 Citizens' Option for Public Safety funds in the amount of \$138,360.00 as outlined in the staff report, and approved an additional appropriation in the same amount for this purpose.

Independent Contractor Agreement - Redlands Community Music Association - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved an independent contractor agreement with the Redlands Community Music Association for the Children's Summer Performing Arts Program using the

Community Development Block Grant funds for Program Year 2006-2007 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Independent Contractor Agreement - DASH, Inc. - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved an independent contractor agreement with Developing Aging Solutions with Heart, Inc., (DASH, Inc.) for geriatric care management services relating to Alzheimers using the Community Development Block Grant funds for Program Year 2006-2007 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

MOU - County of San Bernardino - Orange Blossom Trail - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, approved a Memorandum of Understanding with County of San Bernardino relating to funding for the design of the Orange Blossom Trail/East Valley Citrus Heritage Linear Park and Trail, subject to the City Manager's and City Attorney's approval of modifications to the insurance and indemnity provisions, and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Donation - Funds - Orange Blossom Trail - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council, by AYE votes of all present, accepted a \$5,000.00 donation from the Redlands Conservancy to be applied as matching funds for this grant and approved an appropriation for the same.

PLANNING AND COMMUNITY DEVELOPMENT

MOU - Redlands Conservancy - Community Development Director Shaw, at the last meeting, was asked to outline the benefits to the City in approving a memorandum of understanding with the Redlands Conservancy relating to the establishment of a land donation and conservation easement program. Sherli Leonard, Executive Director of the Redlands Conservancy, urged approval of this memorandum of understanding to allow the City and the Conservancy to move forward. Following discussion, Councilmember Harrison moved to enter into a memorandum of understanding with the Redlands Conservancy relating to the establishment of a land donation and conservation easement program. Motion seconded by Councilmember Gallagher and carried with Councilmember Gilbreath voting NO and Councilmember Gil having been absent.

COMMUNICATIONS

Meeting Attendance - No reports forthcoming.

Appointment - Human Relations Commission - Due to the absence of Councilmember Gil, Councilmember Harrison moved to continue consideration of an appointment to the Human Relations Commission to November 21, 2006. Motion seconded by Councilmember Gallagher and carried by AYE votes of all present.

Appointment - Recreation Advisory Commission - Mayor Harrison moved to appoint Gabriel Brian Jacob to serve on the Recreation Advisory Commission. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Appointment - Parks Commission - Mayor Harrison moved to appoint Tina Sray to serve on the Parks Commission. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Open House - Redlands Passenger Rail Station Area Concepts - Community Development Director Shaw announced the upcoming open house for SANBAG's passenger rail station area concepts to be held on November 16, 2006, in the Loma Linda Community Room, 25541 Barton Road, Loma Linda. Community Development Director Shaw also recommended a joint meeting be held with the Planning Commission on December 5, 2006, to review the recommended station area concepts, including land use policies, design principles and other development goals for seven stations along the proposed Redlands' passenger rail line.

Settlement Agreement - Litigation - Redlands Residents for Rural Living - City Attorney McHugh reviewed the background of the Redlands Residents for Rural Living regarding the Covington Project. Councilmember Gilbreath moved to approve the settlement agreement with Redlands Residents for Rural Living and authorized the Mayor to execute, and the City Clerk to attest to, the stipulated judgment on behalf of the City. Motion seconded by Councilmember Aguilar and carried by AYE votes of all present.

PUBLIC COMMENTS

Southern California Gas Company - Becky Estrella introduced herself as the new Regional Public Affairs Manager for the Southern California Gas Company and reviewed their policies and programs.

CLOSED SESSION

The City Council meeting recessed at 4:17 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8
 - a. Property: APN 0175-011-76
 - Negotiating parties: Sam Racadio and
The Chiesman Irrevocable Family Trust
 - Under negotiation: Terms and price

ADJOURNMENT

There was no report following the closed session, and the City Council meeting adjourned. The next regular meeting will be held on November 21, 2006.