

MINUTES: of a special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on August 16, 2016 at 5:00 P.M.

PRESENT: Paul Foster, Mayor
Jon Harrison, Mayor Pro Tem
Pat Gilbreath, Councilmember
Paul Barich, Councilmember
John James, Councilmember

ABSENT: None

STAFF: Enrique Martinez, City Manager; Dan McHugh, City Attorney; Sam Irwin, City Clerk; Tina Kundig, Finance Director; Carl Baker, Public Information Officer; Jeff Frazier, Fire Chief; Mark Garcia, Police Chief; Danielle Garcia, Chief Innovation Officer; Chris Diggs, Municipal Utilities and Engineering Director; Chris Boatman, Quality of Life Director; Tina Kundig, Finance Director; Oscar Orci, Development Services Director; Amy Martin, Human Resources Director

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:

None forthcoming

CLOSED SESSION:

The meeting recessed to a closed session to discuss the following:

1. Conference with real property negotiator – Government Code §54956.8
Property: APNs 0171-101-01, -02, -03, -04, & -05 and 0171-211-15, -17 & -25
Agency negotiators: N. Enrique Martinez, Oscar Orci
Negotiating party: Thomas M. Robinson, Vantage One Real Estate Investments, LLC
Under negotiation: Terms of payment and price for the purchase of City property
2. Conference with real property negotiator – Government Code §54956.8
Property: APNs 0171-053-03, -04 & -06 and 0171-251-06, -07, -08, -09 & -10
Agency negotiators: N. Enrique Martinez, Oscar Orci
Negotiating party: Travis King, Brixton Redlands LLC
Under negotiation: Terms of payment and price for the purchase of City property
3. Conference with legal Counsel: Anticipated Litigation - Government Code §54956.9 (d)(4)
 - a. One Case: Possible initiation of litigation by the City

4. Conference with legal Counsel: Anticipated Litigation - Government Code §54956.9 (e)(1)
 - a. One Case

CLOSED SESSION REPORT:

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

PUBLIC COMMENT:

Fundraiser Announcement - Alyssa Spreag, of the National Orange Show announced *Wine & Food under the Stars*, a fundraiser event for the Orange Show Foundation, will be held on Thursday, September 22, 2016.

Planning - Dennis Bell listed several projects around the City of Redlands which were intended to spur economic development, but have not been successful. He predicted projects such as the Redlands Passenger Rail will have a similar effect.

CONSENT CALENDAR:

Surrounding Jurisdiction's Project – On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously to receive and file a report of a development proposal to replace an existing commercial building with a new 15,000 square foot office building and an attached 25,000 square foot metal building for a plumbing and underground utility contractor. The property is 2.61 acres in size and located at 31597 Outer Highway 10 in Yucaipa.

Negotiating Agreement - Development Services Director Oscar Orci explained the need to re-accomplish an agreement due to a name change of one of the parties. As public comment, Dennis Bell wasn't happy with any part of the project proposed in the agreement. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously approved an exclusive negotiating agreement between the City of Redlands and ALN Redlands District, LLC. The agreement requires ALN to prepare a mixed-use design (commercial retail residential and parking) project on the property at 205 West Stuart Avenue and provide evidence of funding for acquisition and development of the project. The parties to the agreement are not under any obligation to enter into further project agreements.

NEW BUSINESS:

Resolution No. 7664 - Voting District Criteria - Chief Innovation Officer Danielle Garcia introduced Dr. Justin Levitt, of National Demographics Corporation, who provided an update on efforts to develop public outreach tools, geographic information layers of the City, and line drawing criteria for establishing council district boundaries. As public comment, Denis Bell expressed skepticism with respect to the process to be used in this effort and Nancy Ruth White provided a history of previous efforts to establish by-district elections in Redlands along with her

statement of support for districts as a method to provide better representation in government. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously approved Resolution No. 7664 adopting line drawing criteria for establishing City Council district boundaries.

Facilities Lease Planning - Mayor Pro Tem Harrison introduced the need to plan for the lease of facilities within, and management of, City-acquired properties in Live Oak Canyon. On motion of Mayor Pro Tem Harrison, seconded by Councilmember James, the City Council unanimously approved the formation of a City Council Subcommittee to plan for the lease of facilities within, and management of, City-acquired properties in Live Oak Canyon, with emphasis on the area known as Hudson Ranch, and appointed Mayor Paul Foster and Councilmember John James to the Subcommittee.

Watering Restrictions Relief –Municipal Utilities and Engineering Director Chris Diggs provided details on a request from the Redlands Unified School District (RUSD) for temporary relief from the conservation watering schedule. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously approved temporary relief from the conservation watering schedule for RUSD for the period through October 31, 2016 and ratified approval of a four day per week watering schedule effective July 27, 2016.

Resolution No. 7665 - Delinquent Citations – Quality of Life Director Chris Boatman explained the derivation of the delinquent fines report and identified late removals from the list of fines. As public comment Paul Cheng requested relief from Administrative Citation charges totaling \$5,000.00. Five of his neighbors spoke in opposition to his request citing examples of code violations on his properties. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously approved Resolution No. 7665 approving a Delinquent Administrative Citation Fine Report and submittal of a Notice of Lien to the San Bernardino County Auditor-controller/Treasurer/Tax Collector for processing.

Funding Source Modification - Development Services Director Oscar Orci summarized a change in the funding plan for the purchase of property designated as a location for a future City citrus grove. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council unanimously approved the utilization of proceeds from the Palmetto Grove Proceeds (704-2642 Agricultural Open Space Funds) for the Purchase Agreement for Assessor's Parcel Nos. 0292-034-02, -05 and -08 by and between the City of Redlands and Robert W. Best, Trustee of The Robert W. Best Family Trust dated August 22, 1994 and Robert R. Brenner, Trustee of The Robert R. and Sue A. Brenner Charitable Remainder Unitrust dated December 29, 1993.

Purchase and Sale Amendment - Development Services Director Oscar Orci explained the need to vacate an alley and extend the Due Diligence Termination date for a purchase and sale agreement involving the sale of City property. On motions of Councilmember Gilbreath, seconded by Councilmember James, the City Council

unanimously agreed that approval of the First Amendment to the Purchase and Sale Agreement and Escrow Instructions for APNs 0171-101-01, -02, -03, -04 & -05 and 0171-211-15, -17, & -25 by and between the City of Redlands and Vantage One Real Estate Investments, LLC., is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines; approved the First Amendment to the Purchase and Sale Agreement and Escrow Instructions; and directed the City Clerk to initiate a public hearing notice of the City Council's intent to vacate an alley in accordance with Streets and Highways Code Section 8320.

ADJOURNMENT:

There being no further business to address, Mayor Foster adjourned the meeting at 7:02 P.M., in the memory of Harriet Talbert, long time accompanist to the Redlands Community Sing at the Redlands Bowl and advocate for the arts in Redlands. The next regular meeting of the Redlands City Council is scheduled at 5:00 P.M. on September 6, 2016.