

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 July 31, 2015, at 4:30 P.M.

PRESENT: Paul Foster, Mayor  
Pat Gilbreath, Councilmember  
John James, Councilmember

ABSENT: Jon Harrison, Mayor Pro Tem  
Paul Barich, Councilmember

STAFF: Enrique Martinez, City Manager; Dan McHugh, City Attorney; Janice McConnell, Assistant to the City Manager; Jeanne Donaldson, Deputy City Clerk; Carl Baker, Public Information Officer; Oscar Orci, Development Services Director; Fred Cardenas, Quality of Life Director; Amy Martin, Human Resources/Risk Management Director, Ross Wittman, Municipal Utilities & Engineering;

Mayor Foster called the meeting to order and offered those present the opportunity to speak on any subject.

PUBLIC COMMENT:

Real Property Sale and Airport Land Use Compatibility Plan – Ted Gablin of the Redlands Airport Association explained the parcel for sale of real property currently under negotiations with Diversified Pacific Opportunity Fund I, LLC, falls within the Airport Land Use Compatibility Plan and as such, various requirements are placed on the parcel as part of the sale and must be disclosed to the buyer. He added that based on the Airport Land Use Compatibility Plan, a review and report of Tentative Tract No. 18979 must be noticed to the public and the airport related conditions of development should be well known by the buyers of the tract.

General Plan Update and the Airport – Steve Willer of the Redlands Airport Association raised concerns related to airport land use decisions, as the City moves forward with the General Plan update. He also stressed the economic value the airport brings to the City.

Sale of Property – Phil Burum, Executive Vice President of Diversified Pacific reaffirmed his company's commitment as the buyer of City property, APN: 0168-121-13 and stated his company is well aware of the requirements placed on the property, such as the avigation easements.

Barton School House – Ben Moudry of the Grove School recapped the school's fundraising efforts to renovate the Barton School House, highlighted a variety of additional renovations still needed, and encouraged the Council to provide additional funds for this work. Grove School wants to continue to preserve the heritage of the house, as well as Heritage Park.

CLOSED SESSION:

1. Conference with legal counsel: Existing Litigation - Government Code §54956.9(d)(1)
  - One case:
    - a. Administrative proceeding of Kenneth French before the Public Employment Relations Board  
(Human Resources/Risk Management Director Martin)
  
2. Conference with real property negotiators - Government Code §54956.8  
(Development Services Director Orci)
  - Property: APN 0168-121-13-0000
  - Agency negotiators: N. Enrique Martinez, Oscar Orci
  - Negotiating party: Mr. Phillip Burum, Executive Vice President, Diversified Pacific
  - Under negotiation: Terms of payment and price for possible purchase of City Property
  
3. Conference with real property negotiators - Government Code §54956.8  
(Development Services Director Orci)
  - Property: A portion of APN No. 292-166-08 (Grove School, 200 Nevada Street)
  - Agency negotiators: N. Enrique Martinez, Oscar Orci
  - Negotiating party: Ben Moudry of the Grove School, a charter school located in the Redlands Unified School District
  - Under negotiation: Terms of payment and price for possible lease of City Property

The meeting reconvened at 5:01.

CLOSED SESSION REPORT:

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

NEW BUSINESS

General Plan Steering Committee Appointments – As one of the members of the Council Subcommittee, Councilmember James briefly outlined the process by which he and Mayor Pro Tem Harrison made their recommendations for the General Plan Steering Committee. Each application submitted by the July 24, 2015 deadline was thoroughly reviewed and rated. For each category, a primary representative and alternate representative were selected. Councilmember Gilbreath reported Michael Layne asked that his name be removed as an alternate from the Steering Committee and it was agreed his replacement should be Janet Korfmacher. On motion of Councilmember James, seconded by Councilmember

Gilbreath, the City Council approved the recommendations of the Council Subcommittee and appointed the following members to the General Plan Steering Committee:

**Discipline Area Representatives**

| <b>Category</b>          | <b>Primary</b>     | <b>Alternate</b>   |
|--------------------------|--------------------|--------------------|
| Arts and Culture         | Dennis Christensen | Janet Korfmacher   |
| Business/Real Estate     | Patrick Meyer      | J. Montgomery Dill |
| Education                | Kenneth Morse, Jr. | Reyes Quezada      |
| Historic Resources       | Terry Vines Jr.    | Donn Grenda        |
| Open Space & Agriculture | Sherli Leonard     | Shellie Zias-Roe   |
| Parks and Trails         | Roy Cencirulo      | Joe Gonzales       |

**Planning Area Representatives**

| <b>Category</b>     | <b>Primary</b>     | <b>Alternate</b>  |
|---------------------|--------------------|-------------------|
| Downtown            | Eric Shamp         | John Montgomery   |
| The Colony          | Ruth Cook          | Daniel Cozad      |
| Lugonia             | Christine Roque    | Andrea Nieman     |
| Highland-Canyons    | Shirley Harry      | Michael Gallagher |
| West End            | Anna Marie Jaiswal | Gary Miller       |
| University District | Deborah Forthun    | Judith Ashton     |
| East Valley         | Rosa Gomez         | Steven Wuhs       |
| Mentone             | Jordan Henk        | John Holland      |
| Crafton             | Robert Knight      |                   |

Santa Ana Watershed Project Authority – Cecelia Griejo of Municipal Utilities and Engineering, summarized events leading to a request for approval of a memorandum of understanding with the Santa Ana Watershed Project Authority (SAWPA), in order to receive reimbursement of costs associated with the Budget Based Water Rate Study. SAWPA has established a grant program to assist with modifying billing systems, performing public outreach and other activities associated with conservation based rate structures for retail water agencies. Councilmember Gilbreath voiced her concerns about the implementation of an allocation method and considers the City’s current rate-tiered system adequate. As a public comment, Bill Cunningham opposed the allocation method structure and questioned whether singles and senior citizens would be unfairly impacted. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council approved a memorandum of understanding with Santa Ana Watershed Project Authority for cost reimbursements associated with a Budget Based Water Rate Study.

I-10 Gateway Project – Chris Boatman of the Quality of Life Department presented the revised conceptual design plan for the I-10 Gateway Project, which highlighted features such as, intersection monuments, enhanced landscaping, and lighting elements. Mayor Foster added that this project will be watered with non-potable water. On motions of Councilmember James, seconded by

Councilmember Gilbreath, the City Council approved the revised conceptual design plan for the I-10 Gateway Project; directed staff to pursue and secure an Adopt-A-Highway permit to facilitate immediate clearing and grubbing activities and to pursue a long term Landscape Maintenance Agreement with CALTRANS.

Sale Agreement Amendment – Development Services Director Oscar Orci provided details on the third amendment to extend the due diligence deadline period to September 17, 2015 to the Purchase and Sale Agreement between the City and Diversified Pacific Opportunity Fund I, LLC for Assessor’s Parcel No. 0168-121-13. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council approved the third and final amendment to the Purchase and Sale Agreement and Escrow Instruction for Assessor’s Parcel No. 0168-121-13 with Diversified Pacific Opportunity Fund I, LLC.

Grove Replanting – Mayor Foster opened up discussion relating to the replanting of the Prospect Park citrus grove. As a public comment, Bill Cunningham, Paige Peyton, Robert Strong and Peter Lenker all opposed the replanting. Mr. Cunninham questioned the profitability numbers found in the Citrus Commission’s Report, while Ms. Peyton urged the Council to preserve landmark heritage trees; Mr. Strong provided a petition he circulated with over 600 signatures in favor of saving the trees instead of replanting and Peter Lenker pointed out that it appears other City parks aren’t required to be profitable. Gayle Covey of the San Bernardino County Farm Bureau stated supported of the replanting as the best move to protect the future of the grove. Council discussion identified the importance of providing more time to listen to public input and everyone was encouraged to take additional time for reflection. On motion of Councilmember Gilbreath, seconded by Councilmember James, the City Council added the replanting of the Prospect Park citrus grove to the City Council meeting agenda of September 1, 2015 to allow for further discussion and public input.

PUBLIC COMMENTS:

Property Sale and the Airport – Bill Cunningham urged the Council to be prudent with approving land developments near the airport because of the noise impact.

ADJOURNMENT:

There being no further action required, at 5:36 P.M., Mayor Foster adjourned the meeting. The next regular meeting of the City of Redlands City Council will be held on September 1, 2015.

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Jeanne Donaldson, Deputy City Clerk