

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 June 16, 1998.

PRESENT

William E. Cunningham, Mayor  
Geni A. S. Banda, Mayor Pro Tem  
Pat Gilbreath, Councilmember  
John L. Freedman, Councilmember  
Gary George, Councilmember

Gary M. Luebbers, City Manager  
Daniel J. McHugh, City Attorney  
Lorrie Poyzer, City Clerk  
Michael Reynolds, City Treasurer  
(afternoon session)  
Jeffrey L. Shaw, Community Development Director  
Bonnie Johnson, Finance Director  
Mel Enslow, Fire Chief  
Larry E. Burgess, A. K. Smiley Public Library Director  
(afternoon session)  
Gary G. Phelps, Municipal Utilities Director  
Jim Bueermann, Police Chief  
Ronald C. Mutter, Public Works Director

ABSENT

None

The meeting was opened with an invocation by Mayor Pro Tem Banda followed by the pledge of allegiance.

PRESENTATIONS

CVP 365 Club - Mayor Cunningham, Police Chief Bueermann, and Civilian Volunteer Patrolman James Stellar presented "365 Club" membership certificates to 34 members. Police Chief Bueermann thanked Mr. Stellar for his loyal guardianship of the CVPs. Mayor Cunningham thanked the Civilian Volunteers for their wonderful service.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the minutes of the regular meeting of June 2, 1998, were approved as submitted.

Bills and Salaries - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, bills and salaries were ordered paid.

Planning Commission Actions - Mayor Cunningham directed staff to bring the General Plan into conformity with Measure U in the next amendment cycle; he then moved to acknowledge receipt of the report of the Planning Commission meeting held on June 9, 1998. Motion seconded by George and carried unanimously.

Resolution No. 5528 - Traffic - Councilmember Gilbreath moved to re-schedule Resolution No. 5528 establishing speed limits on Dearborn Street between Fifth Avenue and Lugonia Avenue to the meeting of July 7, 1998, at 7:00 P.M. The motion was seconded by Councilmember Cunningham and there was no opposition to its approval.

Resolution No. 5529 - Traffic - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council adopted Resolution No. 5529, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: establish speed limits on San Timoteo Canyon Road between Barton Road and Fern Avenue, with Mayor Cunningham abstaining.

Resolution No. 5530 - Traffic - Following brief discussion, Councilmember George moved to adopt Resolution No. 5530, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: provide for no parking between the hours of 8:00 A.M. and 4:00 P.M. on the south side of Clifton Court. Motion seconded by Councilmember Banda and carried unanimously.

Resolution No. 5531 - Salary - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council adopted Resolution No. 5531, a resolution of the City of Redlands rescinding Resolutions Nos. 5414, 5458, 5476, and 5477 and establishing a salary schedule and compensation plan for City employees. This resolution incorporates the personnel changes which were discussed and approved during the budget process and also reflects changes to salary ranges for cost of living adjustments previously approved in employment agreements with all bargaining units. In addition, the following recommended changes were incorporated: upgrade Police Information Systems Technician; conversion of three part-time Police Maintenance Laborers to one full-time position; converting all Police Public Safety Dispatchers to Community Service Officers; change Legal Assistant position to Deputy City Attorney and reassign position to the Mid-Management unit of representation; change the title of the Fire Division Chief

to Deputy Fire Chief; and downgrade the Senior Storekeeper/Buyer Technician to Senior Storekeeper.

Fee Waiver - Library Tower - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council waived all processing and development impact fees for the proposed replacement of the library tower as requested by the A. K. Smiley Public Library Board of Trustees who has raised the money this project through private donations.

Appointments - Board of Appeals - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council reappointed Roger E. Cejalvo, Robert Knudsen, Richard Burkhart, and Lawrence Cole to additional four-year terms on the Board of Appeals.

Appointment - Trails Committee - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council appointed Sue Anda to the Trails Committee.

Gazebo - Prospect Park - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council approved the request of the Redlands Theatre Festival to construct a gazebo in Prospect Park at the Avice Meeker Sewall Theater to be used as a ticket booth.

Agreement - Wastewater Treatment Plant - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, and so ordered by the Mayor, the City Council approved an agreement with Carollo Engineers to provide engineering services for evaluation of nitrogen removal capability at the Wastewater Treatment Plant and to authorize the Mayor and City Clerk to sign the document on behalf of the City.

## PLANNING AND COMMUNITY DEVELOPMENT

RDA 98-II-1 - Jeffrey Homes - Community Development Director Shaw presented a summary sheet listing the recommended points to be awarded in each of the 18 categories examined for Residential Development Allocation No. 98 II-1 (Tentative Tract No. 15532, a 36 single family proposed tract located on the northwest corner of Brockton and Wabash Avenues). These points were recommended by the Planning Commission, Historic and Preservation Commission, City staff, and the Redlands Unified School District. The applicant exceeded the minimum number of points needed to be given a building permit in accordance with the Redlands Municipal Code. Councilmember Freedman moved that the City Council accept the recommendations for points to be awarded to this project and to approve

Residential Development Allocation No. 98-II-1. Motion seconded by Councilmember Banda and carried unanimously.

## COMMUNICATIONS

Legislative Bulletin - City Manager Luebbers updated Councilmembers on the status of the DMV fees. Mayor Cunningham noted that AB 2586 (Ortiz) - Emergency Medical Services: Fire Districts, failed to pass.

Fire Station No. 261 - Public Works Director Mutter presented cost estimates for the installation of a new roof on Fire Station No. 261 and reported on the results of a health inspection of the building. Rehabilitation costs and schedules were discussed at length again. Councilmember George thought the City Council should seriously consider building a new structure as he felt new building costs were more predictable. City Manager Luebbers reviewed past studies done regarding construction of new fire stations. On motion of Councilmember Freedman, seconded by Councilmember Banda, the City Council agreed to direct staff to proceed with negotiating a consultant's contract to prepare plans for the rehabilitation of Fire Station No. 261.

Revenue Maximization Services - Mayor Cunningham moved to direct staff to pursue the master service agreement for revenue maximization services with the State of California, Department of General Services, Procurement Division. The motion was seconded by Councilmember George and was so ordered by the Mayor. This service agreement was designed by the State to provide no risk, low cost service where specialized firms will seek out and do all the work necessary to bring in new sources of revenue.

Appointment - League of California Cities' Task Force - At the general membership meeting of the Inland Empire Division of the League of California Cities held on May 21, 1998, the membership voted unanimously to create a task force to consider the benefits of the Inland Empire Division having a greater voice in regional issues. The options to be considered are: looking for more support from the League's Southern California office located in Los Angeles; hiring a lobbyist; creating an organization similar to Orange County and becoming a working action-oriented advocacy body on regional and legislative concerns; and/or remaining an educational/informational bi-monthly meeting group. With the understanding there would be no funding commitment on the City of Redlands' behalf, Councilmember Banda was appointed to be part of this task force.

Alcohol Beverage License - Mr. and Mrs. Stephen E. Macon applied for a off-sale beer and wine license with the California Alcoholic Beverage Control for the Ford Street Unocal, 1075 Parkford Drive. Although ABC reported that five

licenses are allowed in this area and there is only one existing license, but it is requiring a letter of public convenience and necessity from the City. As in the past, City Manager Luebbers refused to provide the letter and the Macons' are appealing this decision. Mr. Macon showed a petition in his possession with 88 signatures . in support of this beer and wine license and, he urged the City Council to authorize preparation of the letter. Following discussion, no action was taken by the City Council.

Public Housing Comprehensive Grant Program - Police Chief Bueermann explained that the Comprehensive Grant Program is a five year rolling-base program to modernize public housing. The program is funded by the Department of Housing and Urban Development (HUD) and requires the annual concurrence of the chief executive officer of each jurisdiction within which HUD monies will be expended. Preliminary costs show that \$601,235.00 have been presumptively allocated to meet the modernization needs of public housing within Redlands' jurisdiction for the next five years. The Comprehensive Grant Program is administered by our local Housing Authority. The Housing Authority bears sole responsibility for the monitoring and expending of its funds. A requirement of the grant application is that the Housing Authority receive local support. The City is not responsible for any aspect of this program. Councilmember Banda moved to authorize the City Manager to sign the chief executive officer certification showing local support for the San Bernardino County Housing Authority's Comprehensive Grant Program. The motion was seconded by Councilmember Freedman and was so ordered the Mayor.

Social Security Reform - A letter was received from Omnitrans dated June 9, 1998, regarding the proposed inclusion of newly hired local government workers and their employers in the Social Security program, which will cause a loss of take-home income for the employee and an increase in expense for the municipality. Omnitrans wishes to build a database that may assist in the blockage of this process and has requested assistance. Councilmember George moved to support the blockage of this proposal. The motion was seconded by Councilmember Banda and was so ordered by the Mayor.

Pre-Annexation Agreement - Hampton Heights - City Manager Luebbers reported there was no resolution to the negotiations with Hampton Heights for a pre-annexation agreement at this point.

## JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5533 - Great Neighborhoods Program - Councilmember George moved to adopt Resolution No. 5533, 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. The motion was seconded by Councilmember Banda and was so ordered by the Mayor. (Also see Redevelopment Agency minutes dated June 16, 1998.)

Contract - Auditing Services - Councilmember Gilbreath moved to approve an auditing services contract with Vavrinek, Trine & Day Co. for fiscal year 1997-98 and to authorize the Mayor to sign the agreement on behalf of the City. The motion was seconded by Councilmember George and was so ordered by the Mayor. (also see Redevelopment Agency minutes dated June 16, 1998.)

The City Council meeting recessed at 4:24 P.M. The meeting reconvened at 7:00 P.M.

## PUBLIC HEARINGS

Resolution No. 5523 - Appropriations Limit - Public hearing was advertised for this time and place to consider Resolution No. 5523, a resolution of the City Council of the City of Redlands, California, establishing an appropriations limit for the fiscal year 1998-99 pursuant to Article XIII B of the California Constitution. Finance Director Johnson reported that each year, the City of Redlands has consistently maintained an exceedingly wide and comfortable margin between its limits and its proceeds of taxes subject to the limit established by Proposition 4 (approved by the voters in November, 1979) and Proposition 111 (adopted in June, 1990). This is attributed to annual increases to the limit based upon California Per Capita Income and population growth which are in excess of the increases in proceeds of taxes received each year. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 5523; the motion was seconded by Councilmember Freedman and was so ordered by the Mayor.

Appeal - Tentative Tract No. 15832 - Public hearing was advertised for this time and place to continue consideration of an appeal to the Planning Commission decision made on April 14, 1998, approving a Negative Declaration and Tentative Tract No. 15832 to subdivide 4.76 acres into 11 residential lots in the R-S (Suburban Residential) District located on the southwest corner of Cypress Avenue and Sunnyside Avenue. An alternative design for nine residential lots was also advertised for consideration at this time.

Community Development Director Shaw reported the City Council continued this appeal at its June 2, 1998, meeting and directed staff to prepare a report to address modifying the subdivision to the alternative nine lot design as requested by the applicant. Pursuant to this direction, staff analyzed the alternative design for: compliance with the development standards contained in Title 17 (Subdivision Ordinance) and Title 18 (Development Code) of the Redlands Municipal Code; possible revisions to the conditions of approval necessitated as a result of the different configuration; and consistency with the environmental assessment prepared for the 11 lot subdivision design.

Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. The appellant, Steven Becker, 1511 West Cypress Avenue, told Councilmembers that nine lots were preferable but grossly inappropriate for the neighborhood. He felt the process should begin anew with an application for a nine-lot subdivision and reminded Councilmembers of traffic and aesthetic concerns expressed at the June 2, 1998, meeting. There being no further comments, the public hearing was declared closed.

Councilmember George moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 15832 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. The motion was seconded by Councilmember Banda and was so ordered by the Mayor. Councilmember George moved to approve Tentative Tract No. 15832 as proposed in the alternative nine lot design by the applicant and subject to the conditions of approval on file in the City Clerk's Office and based upon the following findings:

1. That the density of the proposed subdivision map is consistent with the Very Low Density Residential designation of the General Plan;
2. That the design or improvement of the proposed subdivision map is consistent with Title 17 of the Redlands Municipal Code and the R-S (Suburban Residential) District;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. That pursuant to California Government Code Section 66474.6, the discharge of waste from the subdivision apparently will not result in violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 of the California Water Code; and
9. That substantial evidence exists in the record that the proposed project will be consistent with all applicable elements of the Redlands General Plan.

Motion seconded by Councilmember Banda and carried unanimously. Mayor Cunningham expressed his appreciation to the applicant who was willing to reduce the density.

### UNFINISHED BUSINESS

Resolution No. 5532 - Annexation No. 76 - Tax Exchange - Finance Director Johnson explained that if the City of Redlands' reorganization and dissolution of County Service Area 110 (East Valley Corridor) is to proceed, State law requires that both the City Council of the City of Redlands and the Board of Supervisors of San Bernardino County adopt resolutions relating to the property tax transfer and forward the certified resolutions to the Local Agency Formation Commission. Resolution No. 5532 shows the detailed breakdown of the tax revenues to be transferred to the City of Redlands as negotiated between the County Administrative Office and the City of Redlands Finance Department. This action relates to the base property taxes (net of RDA increment) and therefore will not affect the Redevelopment Agency settlement agreement between the City and IVDA entered into in April, 1992, which outlines tax increment splits on this annexation. Councilmember Gilbreath moved to adopt Resolution No. 5532, a resolution of the City Council of the City of Redlands in connection with the determination of the amount of property tax revenues to be exchanged between and among the County of San Bernardino and the City of Redlands resulting from the jurisdictional change described by LAFCO No. 2839 (Annexation No. 76). The motion was seconded by Councilmember Freedman and was so ordered by the Mayor.

### LATE BREAKING ITEM

Mayor Cunningham informed Councilmembers the Citrus and Parks Commissions overwhelmingly supported a proposal to plant Valencia orange trees in the area designated for the sports arena on San Bernardino Avenue. The window for planting new trees is fast closing, and he asked Councilmembers to consider adding this item to the agenda. Noting that the need to take action was



immediate, Councilmember Banda moved to add this matter to the agenda. The motion was seconded by Councilmember Gilbreath and there was no opposition to its approval. Mayor Cunningham moved to approve this recommendation of the Citrus and Parks Commissions with the understanding the trees would be removed when the sports arena becomes a reality. Motion seconded by Councilmember Banda and there was no opposition to its approval.

## PUBLIC COMMENTS

Tree Trimming - Mr. James F. Dickerson told Councilmembers he was required by the City to plant a palm tree on his property on Redlands Boulevard, east of Alabama Street, 20 years ago. On Monday, June 15, 1998, Southern California Edison contractors trimmed the top off, and if the tree lives now, it will be a miracle. Sharing photographs of the tree, Mr. Dickerson asked Councilmembers what could be done about the destruction of his tree. Public Works Director Mutter reported this is not a City tree as it is located on Mr. Dickerson's property and that he needs to contact Edison. Public Works Director Mutter further stated this has been an on-going problem with City and private trees for many years. Southern California Edison is mandated by law to keep high tension wires clear for six feet. He suggested we contact our State legislators for assistance. Mr. Dickerson also asked the City Council for assistance with a drainage problem in his area.

Resolution No. 5521 - Parking Regulations - A petition was received on June 15, 1998, from Dolores Mercer asking the City Council to suspend Resolution No. 5521 which established two-hour parking on the south side of Citrus Avenue between Olive Avenue and the existing no parking zone west of Redlands Boulevard. City Manager Luebbers explained that opposition to this resolution has been expressed and a letter was received via FAX late this afternoon supporting enforcement of the resolution. Staff is scheduling this matter on the next Traffic and Parking Commission agenda (June 25, 1998) for re-review and it will be returned to the City Council on July 7, 1998.

## ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:39 P.M. The next regular meeting will be held on July 7, 1998.

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City Clerk