

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 March 19, 2002.

PRESENT

Karl N. (Kasey) Haws, Mayor  
Susan Pepler, Mayor Pro Tem  
Pat Gilbreath, Councilmember  
Gary George, Councilmember  
Jon Harrison, Councilmember

ABSENT

None

STAFF

John Davidson, City Manager; Leslie E. Murad, II, Assistant City Attorney; Lorrie Poyzer, City Clerk; Beatrice Sanchez, Deputy City Clerk (evening session); Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; Mel Enslow, Fire Chief (afternoon session); John Habant, Deputy Fire Chief; Bonnie Johnson, Finance Director; Ronald C. Mutter, Public Works Director; Karen Olsen, Personnel Director (afternoon session); Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director.

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

PRESENTATIONS

AmeriCorps VISTA - Dave Eason introduced Jody Reimer and Dean Taylor, two new AmeriCorps VISTA volunteers who are working with the Habitat for Humanity San Bernardino Area, Inc. at their Union Street office. AmeriCorps VISTA is a national service program managed by the Corporation for National Service and has been meeting the needs of the low-income community since 1965. Since that time, more than 120,000 committed individuals have joined forces with over 15,000 local sponsors - public agencies and nonprofit groups - to strengthen low-income communities across the nation. Mayor Haws welcomed these new volunteers and complimented Habitat for Humanity for their efforts.

Proclamation - Nelda Stuck - Mayor Haws, accompanied by all members of the City Council, presented a proclamation congratulating Nelda Stuck, Redlands Daily Facts, upon her retirement and wished her many happy years of leisure. Ms. Stuck's peripatetic attendance at cultural events, exhibits, shows, openings, recitals, concerts, plays, galas, meetings, programs, events, benefits and lectures has enriched her own knowledge and is reflected in her writing, often glowingly and sometimes critically, but always to the benefit and enrichment of the people of Redlands.

## CONSENT CALENDAR

Minutes - On motion of Councilmember Pepler, seconded by Councilmember George, the minutes of the special meeting of March 1 and 2, 2002, and the regular meeting of March 5, 2002, were approved as submitted.

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

Planning Commission Actions - On motion of Councilmember Pepler, seconded by Councilmember George, the report of the Planning Commission meeting held on March 12, 2002, was acknowledged as received.

RDA 2002-1-1 - Standard Pacific Homes - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously accepted the recommendations for points to be award to Residential Development Allocation No. 2002-1-1 for 33 single family homes in a 150 unit planned residential development for Tract No. 16101/Conditional Use Permit No. 713 for property generally located between Capri and Lugonia avenues, west of Wabash avenue (Standard Pacific Homes, applicant), and unanimously approved 33 building permit allocations to same.

Proclamation - American Red Cross Month - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously authorized issuance of a proclamation declaring May, 2002, as American Red Cross.

License agreement - Blue Mountain Radio Tower Site - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously approved a license agreement with American Tower, L.P. for use of facilities on Blue Mountain in Colton for radio antenna systems necessary for the City's low band radio system.

Grant - Park Playground Accessibility - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously accepted the Park Playground Accessibility and Recycling Grant designating the use of Park Bond Act of 2000 funds as the City's source of matching funds and authorized the Mayor and City Clerk to sign the grant agreement on behalf of the City.

Funds - Airport Improvement - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously approved an appropriation in the amount of \$165,000.00 to the Aviation Operating Fund to complete the improvement on apron lighting and a major portion of the shoulder stabilization work under the grant agreement with the Federal Aviation Administration approved and signed by the City Council on July 16, 2001.

Donation - Thermal Imaging Camera - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously accepted a donation of a thermal imaging camera from the San Manuel Tribe of Indians for use by the Fire Department.

Parking Ticket Collection Program - University of Redlands - Assistant City Attorney Murad reviewed a revised memorandum of understanding with the University of Redlands to implement a parking ticket collection program. On motion of Councilmember Haws, seconded by Councilmember Pepler, the City Council unanimously approved the revised memorandum of understanding with the University of Redlands to implement a parking ticket collection program.

Resolution No. 6029 - Grant Application - Refuse/Recycling Trucks - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously adopted Resolution No. 6029, a resolution of the City Council of the City of Redlands authorizing submission of a grant application to the South Coast Air Quality Management District for the purchase of low emission refuse/recycling trucks.

Agreement - Recycling Collection Programs - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously approved an agreement with Ross Campbell Inc. to furnish consulting services for the development of promotional materials in support of various recycling collection programs.

Bid Rejection - Inlet Pipe for Crafton Reservoir Project - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously rejected the bids received on March 7, 2002, for the Inlet Pipe for Crafton Reservoir Project (Project No. 1-0200) as the lowest bid contained an irregularity that cannot be waived, the second lowest bid also contained an irregularity that should not be waived, and the third bid is considered too high to be awarded the contract.

Funds - Undercover Vehicle - On motion of Councilmember Pepler, seconded by Councilmember George, the City Council unanimously approved the purchase of one used 2002 Nissan Maxima from Metro Nissan to be used as an undercover vehicle for the Police Department.

## PLANNING AND COMMUNITY DEVELOPMENT

Notification - General Plan/Trails - During the City Council's goal and priority setting workshop on January 29, 2002, Mayor Pro Tem Pepler asked staff about the notification procedures for the General Plan Amendment pertaining to trails and what the cost might be if the City were to notify all affected property

owners by certified mail. Community Development Director Shaw reviewed the current notification procedure and the cost of using certified mail which would be approximately ten times more expensive. Following brief discussion, Councilmember Pepler moved to provide notification, in accordance with law, of the amendment to the Trails Element of the General Plan by providing notice within the newspaper and by regular (first class) U. S. Mail to all property owners directly affected. Motion seconded by Councilmember Harrison and carried unanimously.

## COMMUNICATIONS

Promissory Note Extension - Trolley Car Barn - City Manager Davidson reported a balloon payment promissory note was entered into with Jose Herrera in March 1999 for the purchase of the Trolley Car Barn at 746 East Citrus Avenue. Mr. Herrera has requested an extension on this note. The due date for this note was March 1, 2002, and the outstanding principal balance is \$173,936.73. The principal and interest payments of \$1,391.03 per month are current; therefore, staff recommended approval of this request. Councilmember George moved to extend the due date on the note and deed of trust with the City of Redlands for a period of two (2) years, and directed staff to prepare an amended promissory note and bring it back to the City Council on April 2, 2002. Motion seconded by Councilmember Harrison and carried unanimously.

Assistant City Manager/Economic-Redevelopment Director - At the January 29, 2002, City Council goal setting workshop, the City Council requested staff explore the addition of four new staff positions for consideration as a part of next year's budget: Urban Forester, Museum Curator, Grants Writer, and Assistant City Manager/Economic Development Director. Mayor Haws asked the City Council to consider the benefits associated with initiating the recruitment and ultimate hiring of an Assistant City Manager/Economic-Redevelopment Director sooner rather than later. Councilmember Pepler thought the process the City Council followed to hire the current City Manager was very successful and would like Councilmembers and department heads involved in the process. Councilmember Gilbreath felt the City Council needed to look at all expenses involved such as office supplies, furniture, and clerical staff and that discussion needed to be part of the budget cycle. Councilmember George felt this discussion should be deferred to the budget process and wait until we know what the State is going to do to cities as we need to know if we can support the salaries of these positions. Councilmember Haws suggested studying the cost to contract for this service. Jim Macdonald, President of the Redlands Chamber of Commerce, voiced their support for this position but expressed concern about one individual wearing three hats; he felt an Economic Development Director would pay its own way and add to the revenue of the City. Following this discussion, Mayor Haws said he would work with City Manager Davidson to prepare a "request for proposals" to solicit proposals for a recruiter and that the process would "dovetail" with the budget.

Inland Empire Economic Partnership - City Manager Davidson reported Ms. Teri Ooms, Executive Director of the Inland Empire Economic Partnership (IEEP) made a presentation to the Redlands Chamber of Commerce's Economic Development Committee regarding the benefits associated with IEEP membership. The IEEP is a regional economic development organization that assists cities in implementing a plan for aggressive and responsible development of the region's economy. The Redlands Chamber of Commerce's Economic Development Committee recommended the City of Redlands become an active member of the IEEP. Cost for annual membership is \$.26 per capita or \$16,533.66 based on our population of 63,591. Wayne Stair, Chairman of the Redlands Chamber of Commerce's Economic Development Committee addressed the City Council and reviewed the committee's recommendation. Jim Macdonald, President of the Redlands Chamber of Commerce, felt this was the time to do this as there is money available in the City's budget. Councilmembers asked staff to arrange for a representative from IEEP to make a presentation to the City Council.

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

Resolution No. 6030 - Great Neighborhood Program - Councilmember Harrison moved to adopt Resolution No. 6030, 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. Motion seconded by Councilmember Haws and carried unanimously. (Also see Redevelopment Agency minutes for March 19, 2002.)

#### CLOSED SESSION

The City Council meeting recessed at 4:07 P.M. to continue the Redevelopment Agency meeting and reconvened at 4:08 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code § 54956.8  
Property: APN 292-192-23  
Negotiating parties: Jim Bueermann and Roy Franklin  
Under negotiation: Terms and price
2. Conference with legal counsel: Existing litigation - Government Code §54956.9(a) - Ernie Torres v County of San Bernardino, et al; U. S. District Court Case No. CV01-7110NM (FMO)

The meeting reconvened at 7:00 P.M.

#### ANNOUNCEMENTS/REPORTS

Mayor Haws announced the Easter Pet Parade, sponsored by the Downtown Redlands Business Association, will be held on March 23, 2002, and an Easter

egg hunt, sponsored by the City's Recreation Bureau, will be held that afternoon at the Redlands Bowl. He expressed appreciation to all volunteers involved in the spectacular Redlands Bicycle Classic which was held March 13-17, 2002. Councilmember George reported he has attended meetings with City Planner John Jaquess regarding the Santa Ana Wash; the first meeting of the newly formed Redlands Charitable Resources Coalition; the Cinco de Mayo Committee; DRBA's funding for the beautification of Citrus Avenue, and the Redlands Allies regarding a parking structure in downtown Redlands.

## LAND USE AND PUBLIC HEARINGS

Conditional Use Permit No. 736 - Realty Bancorp Equities, Applicant - Public hearings were advertised for this time and place to consider a Socio-Economic Cost Benefit Study and Conditional Use Permit No. 736 for the construction of a 16,784 square foot retail building with drive-through service on 1.65 acres located within the University Shopping Center at the southeast corner of Church Street and Lugonia Avenue in the C-2 (Neighborhood Convenience Center) District. Community Development Director Shaw described the project and noted the revenue/cost ratio is a positive 21.04. Councilmember George complimented the Planning Department for their work on this project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember George moved to approve the Socio-Economic Cost/Benefit Study for Conditional Use Permit No. 736 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and that no additional information or evaluation is needed. Motion seconded by Councilmember Pepler and carried unanimously. Councilmember George moved to approve Conditional Use Permit No. 736 subject to the findings and conditions of approval contained in the staff report with the addition of Condition of Approval No. 27 under the Planning Section. Motion seconded by Councilmember Pepler and carried unanimously.

Resolution No. 6024 - Agricultural Preserve Removal No. 98 - Ordinance No. 2497 - Zone Change No. 382 - Jane Mishak, Applicant - Public notices were advertised for this time and place to consider a draft mitigated negative declaration and public hearings for: Resolution No. 6024, Agricultural Preserve Removal No. 98, agricultural preserve removal on ten acres of property located at the northwest corner of Wabash Avenue and Sixth Avenue in the A-1 (Agricultural) District and Ordinance No. 2497, Zone Change No. 382, a change of zone from A-1 (Agricultural) District (five-acre minimum lot size) to R-E (Residential Estates) District (14,000 square foot minimum lot size) for property located at the northwest corner of Wabash Avenue and Sixth Avenue in the A-1 (Agricultural) District. Community Development Director Shaw described the applications. Mayor Haws felt the City Council should have a project before them prior to approving a change of zone; he then declared the meeting open as a public hearing for any questions or comments.

None being forthcoming, the public hearing was declared closed. Councilmember George announced he would vote NO to send a message as he felt the City Council had been "hoodwinked" in the past by applicants assuring everyone they planned to continue farming the property. Councilmember Pepler moved to approve the Environmental Review Committee's Negative Declaration for Resolution No. 6024 and Ordinance No. 2497 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. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Pepler moved to adopt Resolution No. 6024, Agriculture Preserve Removal No. 98, based on the findings contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously. Ordinance No. 2497, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by adopting a revised land use zoning plan as part of the Official Land Use Zoning Map and effecting Zone Change No. 382, was read by title only by City Clerk Poyzer, and on motion of Councilmember Haws, seconded by Councilmember Harrison, Ordinance No. 2497 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for April 2, 2002.

Resolution No. 6022 - General Plan Amendment No. 79 -

Ordinance No. 2496 - Amendment No. 19 to Specific Plan No. 40 -

Resolution No. 6023 - Amendment No. 2 to Concept Plan No. 2 -

Minor Subdivision No. 258 - Spring Pacific, Applicant - Public notices were advertised for this time and place to consider a draft negative declaration and public hearings for Socio Economic Cost/Benefit Study and Resolution No. 6022, General Plan Amendment No. 79, a general plan amendment to change the Circulation Element for the purpose of changing the location and configuration of Palmetto Avenue and Marigold Street and change the street designation of California Street from major arterial to minor arterial; Ordinance No. 2496, Amendment No. 19 to Specific Plan No. 40, an amendment to the East Valley Corridor Specific Plan to change the street designation of California Street between San Bernardino Avenue and Palmetto Avenue from major arterial to a secondary highway and to allow the IR (Regional Industrial) District as a permitted land use within the SD (Special Development) District; Resolution No. 6023, Amendment No. 2 to Concept Plan No. 2, a change to the land use designation of approximately 40 acres from IC (Commercial Industrial) District to IR (Regional Industrial) District; change the street designation of California Street between San Bernardino Avenue and its northerly terminus from major arterial to a secondary highway; change the Infrastructure Plan relative to the sizing and location of water, sewer and storm drain lines; and change the streetscape design in the Landscape Plan; and Minor Subdivision No. 258, an application to subdivide Concept Plan No. 2 of the East Valley

Corridor Specific Plan into eight separate parcels generally located on the northwest corner of California Street and San Bernardino Avenue. Community Development Director Shaw described the proposals in detail. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Representing the applicant, Pat Meyer informed Councilmembers they concurred with the Planning Department and Planning Commission recommendations and said they would appreciate the vote of the City Council. There being no further comments, the public hearing was declared closed. Councilmember Harrison moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Resolution No. 6022, Ordinance No. 2496, Resolution No. 6023, and Minor Subdivision No. 258 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, modifying Item 17.c of the Mandatory Findings of Significance on the Environmental Checklist as recommended by the Planning Commission and contained in the staff report, and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Harrison moved to adopt Resolution No. 6022, a resolution of the City Council of the City of Redlands for adoption of Amendment No. 79 to the General Plan. Motion seconded by Councilmember Haws and carried unanimously. Ordinance No. 2496, an ordinance of the City of Redlands amending Ordinances Nos. 2295, 2320, 2321, 2322, 2364, 2432, 2444, 2473, and 2479 (which together comprise the East Valley Corridor Specific Plan) by adopting Amendment No. 19 to the East Valley Corridor Specific Plan (Specific Plan No. 40), was read by title only by City Clerk Poyzer, and on motion of Councilmember Harrison, seconded by Councilmember Haws, further reading of the ordinance text was unanimously waived, and Ordinance No. 2496 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for April 2, 2002. Councilmember Harrison moved to adopt Resolution No. 6023, an resolution of the City Council of the City of Redlands amending Concept Plan No. 2 by revising the Land Use Designation, Infrastructure Plan, Landscape Plan and Circulation Plan and rescinding Resolution No. 5929. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Harrison moved to continue Minor Subdivision No. 258 and the related Socio-Economic Cost/Benefit Study to the City Council meeting of May 7, 2002. Motion seconded by Councilmember Haws and carried unanimously.

## UNFINISHED BUSINESS

Redlands Sports Park, Phase 1 - Public Works Director Mutter reported three layout plans for the Redlands Sports Park, Phase 1 (Duck's Head) were presented to the Parks Commission and the Recreation Commission; each commission selected Layout Plan B as their preference. AYSO representatives

have also reviewed the plans. Public Works Director Mutter and Civil Engineer Bill Hemsley, who ran a PowerPoint presentation, reviewed the three layout plans in detail. Councilmember Gilbreath moved to approve Layout Plan B of the Duck's Head conceptual layouts, and authorized staff to proceed with the final design for this option. Motion seconded by Councilmember Pepler and carried unanimously. Plan B contains the least obtrusive locations for the drain inlets; has 3:1 side slopes on the basin perimeter which will allow the slopes to be maintained with equipment reducing the maintenance costs; and provides 52 parking spaces, storage space, and a play area for children not involved in the field use.

Funds - Contract Award - Transit Street Improvements Project - Bids, which were advertised for a second time for the Transit Street Improvements Project, were opened and publicly declared on December 6, 2001, by the City Clerk for this project; a bid opening report is on file in the Office of the City Clerk. It was the recommendation of the Public Works Department that the responsible bidder submitting the bid for said project which will result in the lowest cost for the City was JDC, Inc., Rancho Cucamonga, in the amount of \$469,355.00, and it would be in the best interest of the City that this contract be awarded to said firm. This bid exceeds the consultant engineer's estimated cost as well as the available PVEA grant funds available from SANBAG. Councilmember Gilbreath moved to appropriate additional funds in the amount of \$196,500.00 for the construction of the Transit Street Improvements Project. Thanking Public Works Director Mutter, Finance Director Johnson, and Councilmember Gilbreath for their efforts on this project, Councilmember George seconded by motion. The motion carried unanimously. Councilmember Gilbreath moved to award the contract for construction of the Transit Street Improvements Project to JDC, Inc. in the amount of \$469,355.00. Motion seconded by Councilmember George and carried unanimously.

#### PUBLIC COMMENTS

None forthcoming.

#### ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:23 P.M. The next regular meeting will be held on April 2, 2002.

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City Clerk