

MINUTES of a special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 7:00 P.M. on Monday, July 13, 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  
Jeffrey L. Shaw, Community Development Director  
Bonnie Johnson, Finance Director  
Mel Enslow, Fire Chief  
Gary G. Phelps, Municipal Utilities Director  
Jim Bueermann, Police Chief  
Ronald C. Mutter, Public Works Director

ABSENT

None

The meeting was opened with the pledge of allegiance led by Mayor Cunningham.

NEW BUSINESS

Donut Hole Annexation - Mayor Cunningham explained he called this special meeting to provide an opportunity for the City Council to communicate to the property owners in the donut hole its intentions and to clarify Majestic's allegations. The Majestic application (LAFCO No. 2837) and the City's Annexation No. 76 (LAFCO No. 2839) are scheduled for public hearing at LAFCO on July 15, 1998. Majestic's application is a proposal for the annexation of 162 acres to the City of Redlands; the application was initiated by the owners of the Citrus Plaza Mall site located within an island of unincorporated territory that is totally surrounded by the City of Redlands and commonly referred to as the "donut hole." Annexation No. 76 is the City's proposal and involves four separate annexation areas. This reorganization proposal includes the Citrus Plaza Mall site, the Redlands East Valley High School site (in the Mentone area), the Sunchase PUD (also in the Mentone area), property at Sixth and Wabash owned by John H. Danielson and Karin L. Godfrey, and property at San Bernardino and Mountain View owned by Thermo

Ecotek. As reported by LAFCO, this application will eliminate two islands of unincorporated territory located in the northwestern portion of the Redlands' sphere of influence that are surrounded by existing City boundaries.

Majestic has indicated they will ask for a continuance on their application and will not proceed until they have a pre-annexation agreement with the City of Redlands. Mayor Cunningham prepared a position paper which was available at this meeting reflecting his opinions and intentions regarding Annexation No. 76, and indicated he wanted to explore landscaping and floor area ratios requirements. He expressed his displeasure with a communication being disseminated to property owners within the donut hole which he felt was full of false statements and was grossly unfair. The following people spoke at this meeting: Michelle Nelson, past president of the property owners, who warned the property owners to get promises in writing and to be cautious; Mark Stanson, representing people in the donut hole, asked the City Council to keep the CSA 110 standards and entitlements, not to down-zone their property to agriculture, and said they were looking for an understanding of the City's implementation of Measure U and the socio-economic study; Keith Cunningham, property owner, who said he wanted to be in the City but wanted to know the ground rules and urged the City Council to provide a level playing field; Denise Carrini, property owner, also wanted more information; James Barton, general partner of property purchased in 1989, stated that everyone needs to unite or nothing will take place and he supported the annexation; Tex Moore, co-author of Measure U, explained the legal issues of Measure N and clarified several points within Measure U as evidence of their concerns and proof the proponents of the initiative were not trying to down-zone property; Bob Pearce asked for an interpretation of Measure U as relates to residential versus commercial; Terence Emershy, property owner in San Timoteo Canyon, cautioned donut hole property owners to look very carefully at what happened to property owners in the last annexation (Annexation No. 72) as he felt new property regulations and standards were nothing like what was promoted at that LAFCO hearing; and Tim Chaikovsky, representing Majestic, confirmed that they will be asking for a continuance at LAFCO to allow additional time to clarify matters.

Councilmember George explained what the Socio-Economic Committee has accomplished and thanked the members for their dedicated service. Their report was completed last week and has been forwarded to the Planning Department for review by the Planning Commission and eventually the City Council. Councilmember Banda said it was not to the City's advantage to leave property as bare dirt. Councilmember Freedman told the property owners there would be lots of benefits to come into the City; he expressed concern that no one from

Majestic was explaining their motivations at this meeting and he had a problem not hearing from them. Councilmember Gilbreath moved to ask LAFCO for an extension to October to allow time but her motion died for lack of a second.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:40 P.M. The next regular meeting will be held on July 21, 1998.

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City Clerk