

COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN THE CITY OF
REDLANDS AND REDLANDS COMMUNITY INVESTMENT CORPORATION

This Communications Site Lease Agreement ("Agreement") is entered into this 1st day of September, 2009 (the "Effective Date"), by and between the City of Redlands, a municipal corporation ("Lessee"), and Redlands Community Investment Corporation, a California corporation ("Lessor"). Lessee and Lessor are each sometimes individually referred to herein as a "Party" and, together, as the "Parties."

For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Premises. Lessor is the owner of a parcel of land (the "Land") and a building (the "Building") located in the City of Redlands, County of San Bernardino, State of California, commonly known as 300 E. State Street (the Building and the Land are collectively the "Property"). The Land is more particularly described in Exhibit "A," attached hereto. Lessor hereby leases to Lessee and Lessee leases from Lessor approximately fifty (50) square feet on the roof of the Building and all access and utility easements, if any, (collectively, the "Premises"), as described in Exhibit "B," attached hereto.
2. Use. The Premises may be used by Lessee for any legal activity in connection with the provision of communications services. Lessor agrees to cooperate with Lessee, at Lessee's expense, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Lessee's intended use of the Premises.
3. Tests and Construction. Lessee shall have the right at any time following the Effective Date of this Agreement to enter upon the Property for the purpose of making appropriate engineering and boundary surveys inspections, soil test borings, other reasonably necessary tests and constructing the Lessee Facilities (as defined in Paragraph 6(a) below).
4. Term. The term of this Agreement shall be for five (5) years, commencing on the Effective Date of this Agreement, ("Commencement Date") and terminating on the fifth anniversary of the Commencement Date (the "Term") unless otherwise terminated as provided in Section 10 of this Agreement. Lessee shall have the right to extend the Term for two (2) successive five (5) year periods (the "Renewal Terms") on the same terms and conditions as set forth herein This Agreement shall automatically be extended for each successive Renewal Term unless Lessee notifies Lessor in writing of its intention not to renew prior to commencement of the succeeding Renewal Term.
5. Rent. On the first day of the month following the Commencement Date, and on or before each anniversary date thereof. Thereafter, Lessee shall pay to Lessor as rent one dollar (\$1.00) per year ("Rent"). Rent shall be payable to Lessor at 300 E. State Street, 5th Floor, Redlands, CA 92373, Attention: Property Managers. The Rent shall be paid within five (5) days after the Effective Date of this Lease and on or before each anniversary date of the Effective Date of the Lease.

6. Facilities; Utilities; Access.

(a) Lessee has the right to erect, maintain and operate on the Premises radio communications facilities, including without limitation an air conditioned equipment room in the Building, utility lines, transmission lines, electronic equipment, radio transmitting and receiving antennas and supporting equipment and structures thereto ("Lessee Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, maintain and alter the Premises for Lessee's business operations and to install transmission lines connecting the antennas to the transmitters and receivers: provided, however, Lessee must obtain Lessor's consent not to be unreasonably withheld, prior to switching out Lessee Facilities that are not materially similar to Lessee's equipment installed as of the Effective Date. All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Title to the Lessee Facilities shall be held by Lessee. All of Lessee Facilities shall remain Lessee's personal property and are not fixtures. Lessee has the right to remove all Lessee Facilities at its sole expense on or before the expiration, or earlier termination, of this Agreement; provided, Lessee repairs any damage to the Premises caused by such removal.

(b) Lessee shall pay for all related electrical metering equipment costs and the electricity it consumes in its operations at the rate charged by any servicing utility company. Lessee shall have the right to draw electricity and other utilities from the existing utilities on the Property or obtain separate utility service from any utility company that will provide service to the Property (including a standby power generator for Lessee's exclusive use). Lessor agrees to sign such documents or easements as may be required by said utility companies to provide such service to the Premises, including the grant to Lessee or to the servicing utility company at no cost to the Lessee, of an easement in, over across or through the Land as required by such servicing utility company to provide utility services as provided herein. Any easement necessary for such power or other utilities will be at a location acceptable to Lessor and the servicing utility company.

(c) Lessee, Lessee's employees, agents, and subcontractors shall have access to the roof of the Building and to the Premises, without notice to Lessor twenty-four (24) hours a day, seven (7) days a week basis, at no charge. Lessor grants to Lessee, and its agents employees, contractors, a non-exclusive right and easement for pedestrian and vehicular ingress and egress across that portion of the Land described in Exhibit "B."

(d) Lessor shall maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow pedestrian and vehicular access at all times under normal weather conditions. Lessor shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused by Lessee's use of such roadways.

7. Interference.

(a) Lessee shall operate the Lessee Facilities in a manner that will not cause interference to Lessor and other lessees or licensees of the Property, provided that their installations predate that of the Lessee Facilities. All operations by Lessee shall be in compliance with all Federal Communications Commission ("FCC") requirements. Such interference shall be deemed a material breach by Lessee. In the event any of Lessee's Facilities causes interference to Lessor and other lessees or licensees of the Property whose installations predate that of Lessee

Facilities, Lessee agrees to take all action necessary to promptly eliminate such interference, in a commercially reasonable time period. In the alternative, rather than taking action to eliminate such interference, Lessee, in its sole discretion, may promptly cease operation of the Lessee Facilities and terminate this Lease upon five (5) days' prior written notice to Lessor.

(b) Subsequent to the installation of the Lessee Facilities, Lessor shall not permit itself, its lessees or licensees to install new equipment on the Property or property contiguous thereto owned or controlled by Lessor, if such equipment is likely to cause interference with Lessee's operations. Such interference shall be deemed a material breach by Lessor. In the event interference occurs, Lessor agrees to take all action necessary to promptly eliminate such interference, in a commercially reasonable time period. In the event Lessor fails to comply with this paragraph, Lessee may terminate this Agreement and/or pursue any other remedies available under this Agreement, at law, and/or at equity. Notwithstanding the foregoing, pre-existing communications equipment of other lessees or licensees operating in the same manner as of the Effective Date hereof shall not be deemed interference.

(c) The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph 7, and, therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

8. Taxes. If personal property taxes are assessed, Lessee shall pay any portion of such taxes directly attributable to the Lessee Facilities. Except as provided immediately below, Lessor shall pay all real property taxes attributable to the Land. Lessee shall reimburse Lessor for any increases in real property taxes which are assessed as a direct result of Lessee's improvements to the Land. As a condition of Lessee's obligation to pay such tax increases, Lessor shall first provide to Lessee the documentation from the taxing authority indicating the increase is directly due to Lessee's improvements.

9. Waiver of Lessor's Lien. Lessor waives any lien rights it may have concerning the Lessee Facilities, which are deemed Lessee's personal property and not fixtures, and Lessee has the right to remove the same at any time without Lessor's consent.

10. Termination. This Agreement may be terminated without further liability on thirty (30) days' prior written notice as follows: (i) by either Party upon a default of any covenant or term hereof by the other Party, which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice; or (ii) by Lessee for any reason or for no reason, provided Lessee delivers written notice of early termination to Lessor no later than thirty (30) days prior to the Commencement Date; or (iii) by Lessee if it does not obtain or maintain any license, permit or other approval necessary for the construction and operation of Lessee Facilities; or (iv) by Lessee if Lessee is unable to occupy and utilize the Premises due to an action of the FCC, including without limitation, a take back of channels or change in frequencies; or (v) by Lessee if Lessee determines that the Premises are not appropriate for its operations for economic or technological reasons, including, without limitation, signal interference.

11. Destruction or Condemnation. If the Premises or Lessee Facilities are damaged, destroyed, condemned or transferred in lieu of condemnation, Lessor or Lessee may elect to terminate this Agreement as of the date of the damage, destruction, condemnation or transfer in lieu of condemnation by giving written notice to the other Party no more than forty-five (45) days following the date of such damage, destruction, condemnation or transfer in lieu of condemnation. If Lessee chooses not to terminate this Agreement, Rent shall be reduced or abated in proportion to the actual reduction or abatement of use of the Premises.

12. Insurance. Lessee, a self-insured entity, at Lessee's sole cost and expense, shall procure and maintain Excess Insurance coverage in an amount of at least One Million Dollars (\$1,000,000) per occurrence, on an occurrence basis, against liability of Lessee, its employees and agents arising out of or in connection with Lessee's use of the Premises, all as provided for herein. Additionally, Lessee shall provide certificate of insurance evidencing proof of Workers' Compensation Insurance coverage. Lessor, at Lessor's sole cost and expense, shall procure and maintain on the Property, bodily injury and property damage insurance with a combined single limit of at least One Million Dollars (\$1,000,000) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessor, its employees and agents arising out of or in connection with Lessor's use, occupancy and maintenance of the Property. Lessor shall provide certificate of insurance evidencing proof of Workers' Compensation Insurance coverage. Each Party shall be named as an additional insured on the other party's policy, with the exception of Workers' Compensation. Each Party shall provide to the other a certificate of insurance evidencing the coverage required by this paragraph within thirty (30) days of the Commencement Date.

13. Waiver of Subrogation. Lessor and Lessee release each other and their respective principals, employees, representatives and agents, from any claims for damage to any person or to the Premises or to the Lessee Facilities thereon caused by, or that result from, risks insured against under any insurance policies carried by the Parties and in force at the time of any such damage. Lessor and Lessee shall cause each insurance policy obtained by them to provide that the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage covered by any policy. Neither Lessor nor Lessee shall be liable to the other for any damage caused by fire or any of the risks insured against under any insurance policy required by Section 12 of this Agreement.

14. Assignment and Subletting. Lessee may not assign this Agreement, or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Lessor. Lessor may assign this Agreement upon written notice to Lessee, subject to the assignee assuming all of Lessor's obligations herein, including, but not limited to, those set forth in Section 9 above.

15. Warranty of Title and Quiet Enjoyment. Lessor warrants that: (i) Lessor owns the Property in fee simple and has rights of access thereto; (ii) Lessor has full right to make and perform this Agreement; and (iii) Lessor covenants and agrees with Lessee that upon Lessee paying the Rent and observing and performing all the terms, covenants and conditions on Lessee's part to be observed and performed, Lessee may peacefully and quietly enjoy the Premises.

16. Repairs and Maintenance. Lessee shall be required to make any repairs to the Premises or Property if such repairs shall be necessitated by reason of the default or neglect of Lessee, its agents, employees, contractors, or subcontractors, or change in the codes, laws or regulations of the City of Redlands, County of San Bernardino, State of California or the United States of America relating directly to Lessee's use of the Premises. During the term, Lessee shall maintain in good operating condition, the non-structural portions of the Premises and any area that was changed, modified or impacted by Lessee Facilities, reasonable wear and tear and casualty excepted. Except as set forth in Section 6(a) above, upon expiration or termination hereof, Lessee shall restore the Premises to the condition in which it existed upon execution hereof, reasonable wear and tear and loss by casualty or other cause beyond Lessee's control excepted.

17. Hazardous Substances. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Land in violation of any law or regulation. Lessor represents, warrants and agrees (1) that neither Lessor nor, to Lessor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material on, under, about or within the Land in violation of any law or regulation, and (2) that Lessor will not, and will not permit any third party to use, generate, store or dispose and hold harmless the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any representation, warranty or agreement, contained in this paragraph. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which the Land is located to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the termination of this Agreement.

18. Liability and Indemnity. Lessee shall indemnify and hold Lessor harmless from all claims (including attorneys' fees, costs and expenses of defending against such claims) arising from the negligence or willful misconduct of Lessee or Lessee's agents or employees in or about the Property. Lessor shall indemnify and hold Lessee harmless from all claims (including attorneys' fees, costs and expenses of defending against such claims) arising or alleged to arise from the acts or omissions of Lessor or Lessor's agents or employees occurring in or about the Property. The duties described in this paragraph shall survive termination of this Agreement.

19. Miscellaneous.

(a) This Agreement constitutes the entire agreement and understanding between the Parties, and supersedes all offers, negotiations and other agreements concerning the subject matter hereof contained herein. Any amendments to this Agreement must be in writing and executed by the Parties.

(b) If any provision of this Agreement is invalid or unenforceable with respect to any Party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective Parties.

(d) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective Parties set forth below:

Lessor:	Redlands Community Investment	Lessee:	The City of Redlands
	300 E. State Street, 5 th Floor		35 Cajon Street, Suite 200
	Redlands, CA 92373		Post Office Box 3005
	Attn: Property Manager		Redlands, CA 92373

Lessor or Lessee may from time to time designate any other address for this purpose by written notice to the other Party.

(e) This Agreement shall be governed by and construed in accordance with the laws of the State of California.

(f) Lessor acknowledges that a Memorandum of Agreement substantially in the form attached hereto as Exhibit "C" will be recorded by Lessee in the Official Records of the County where the Property is located. In the event the Property is encumbered by a mortgage or deed of trust, Lessor agrees to obtain and furnish to Lessee a non-disturbance and attornment instrument for each such mortgage or deed of trust.

(g) Lessee may obtain title insurance on its interest in the Premises. Lessor shall cooperate by executing documentation required by the title insurance company.

(h) In any case where the approval or consent of one Party hereto is required, requested or otherwise to be given under this Agreement, such Party shall not unreasonably delay or withhold its approval or consent.

(i) All Riders and Exhibits annexed hereto form material parts of this Agreement.

(j) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.

20. Marking and Lighting Requirements. Lessor shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration ("FAA") and the FCC. Should Lessee be cited because the Property is not in compliance and, should Lessor fail to cure the conditions of the noncompliance, Lessee may either terminate this Agreement or proceed to cure the conditions of noncompliance at Lessor's expense, which amounts may be deducted from the Rent.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR

LESSEE

REDLANDS COMMUNITY INVESTMENT
CORPORATION, a California corporation

By: Keene Matsunaga
Keene Matsunaga
Title: Property Manager
Date: JUL 03 2009
Tax ID#: 33-0828212

By: Pat Gilbreath
Pat Gilbreath
Title: Mayor Pro Tem
Date: September 1, 2009

By: Donald Berry
Donald Berry
Title: Genl Mgr
Date: JUL 03 2009
Tax ID#: _____

ATTEST:

By: Lorrie Poyzer
Lorrie Poyzer, City Clerk

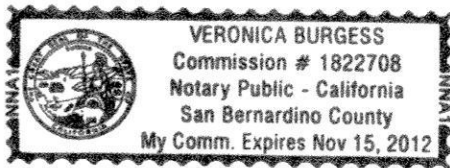
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On 7/3/09 before me, Veronica Burgess, Notary Public

personally appeared Donald Berry and Keene Matsunaga



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Veronica Burgess

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Communications Site Lease Agreement

Document Date: 7/7/09 Number of Pages: 10

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald Berry

- ☐ Individual
☒ Corporate Officer — Title(s): General Manager
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Redlands Community Investment Corporation (RCIC)

RIGHT THUMBPRINT OF SIGNER
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Signer's Name: Keene Matsunaga

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☒ Other: Property Manager

Signer Is Representing: Redlands Community Investment Corporation (RCIC)

RIGHT THUMBPRINT OF SIGNER
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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement date _____, by and between REDLANDS
COMMUNITY INVESTMENT CORPORATION, a California corporation, as Lessor, and

The Land is described and/or depicted as follows:

LOT 1, TRACT NO. 11089, IN THE COUNTY OF SAN BERNARDINO, STATE OF
CALIFORNIA, AS PER PLAT RECORDED IN BOOK 149 OF MAPS, PAGE(S) 79,
RECORDS OF SAID COUNTY.

and otherwise known as: 300 E. State Street, Redlands, CA 92373

APN: 0171-132-16

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated _____, by and between REDLANDS
COMMUNITY INVESTMENT CORPORATION, a California corporation, as Lessor, and
_____ as Lessee.

The Premises are described and/or depicted as follows:

Notes:

1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, and mounting positions may vary from what is shown above.

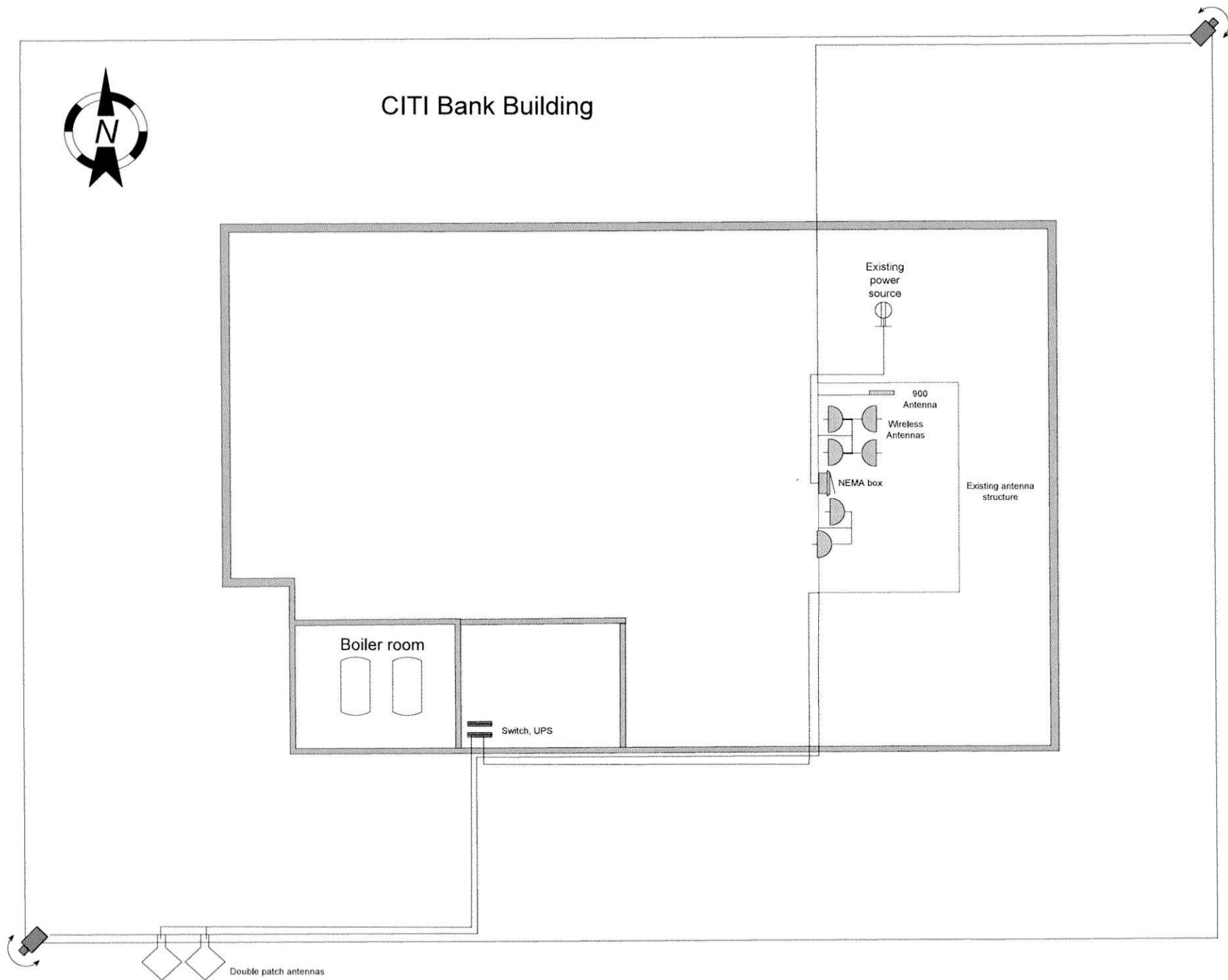


EXHIBIT B

EXHIBIT C

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to:

This Memorandum of Agreement is entered into on this ____ day of _____, by and between REDLANDS COMMUNITY INVESTMENT CORPORATION, a California corporation, with an office at 300 E. State Street, 5th Floor, Redlands, CA 92373 (hereinafter referred to as "Lessor"), and _____, with an office at _____ (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communication Site Lease Agreement (Building) ["Agreement"] on the ____ day of _____, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on _____, and ending on _____, with two (2) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR

LESSEE

REDLANDS COMMUNITY INVESTMENT CORPORATION, a California corporation

By: Keene Matsunaga
Name: Keene Matsunaga
Title: Property Manager
Date: JUL 03 2009

By: _____
Name: _____
Title: _____
Date: _____

By: Donald Berry
Name: Donald Berry
Title: Genl Mgr
Date: JUL 03 2009

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Bernardino

On 7/3/09

Date

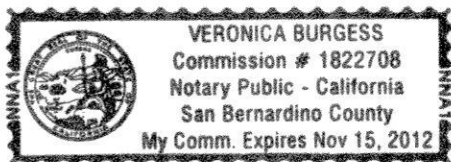
before me, Veronica Burgess, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Donald Berry and Keene Matsunaga

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Veronica Burgess
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Memorandum of Agreement

Document Date: _____

Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald Berry

☐ Individual

☒ Corporate Officer — Title(s): General Manager

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: Redlands Community Investment Corporation (RCIC)

RIGHT THUMBPRINT
OF SIGNER

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Signer's Name: Keene Matsunaga

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: Property Manager

Signer Is Representing: Redlands Community Investment Corporation (RCIC)

RIGHT THUMBPRINT
OF SIGNER

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generators. These generators are an important component to the readiness of the utility in the event of a power outage. Councilmember Gilbreath moved to approve the purchase of three 450 KW trailer mounted emergency generators from Johnson Power Systems for the amount of \$291,794.74. Motion seconded by Councilmember Gallagher and carried unanimously.

Lease Agreement - Redlands Community Investment Corporation - Due to a potential conflict of interest, Councilmember Harrison retired from the Council Chambers and did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Councilmember Gallagher moved to authorize the Mayor Pro Tem to execute, and the City Clerk to attest to, a lease agreement with Redlands Community Investment Corporation for communications equipment on top of building located in the Citrus Plaza on behalf of the City. Motion seconded by Councilmember Aguilar and carried with Councilmember Harrison having abstained..

Funds - COPS Grant - Councilmember Gilbreath moved to accept the COPS Hiring Recovery Program Grant No. 2009RKWX0147 in the amount of \$1,384,824.00 for the purpose of hiring four police officers and to approve a supplemental appropriation of \$1,384,824.00. Motion seconded by Councilmember Gallagher and carried unanimously.

Mountain View Avenue Bridge and Roadway Improvement Project - Councilmember Aguilar presented a letter in support of the Mountain View Bridge and Road Improvement Project coordinated through the Inland Valley Development Authority and San Bernardino International Airport requesting federal ARRA TIGER grant funds. These funds are competed for on a national basis. The letter would not obligate the City to any funds for the project, but only to acknowledge that it is a regional project of significance recognized within the Regional Transportation Improvement Plan and the Goods Movement Gateway Project. As the City's representative at SANBAG, Mayor Pro Tem Gilbreath expressed concern this project would be competing with SANBAG's projects. Councilmember Harrison moved to authorize the Mayor to sign a letter in support of the Mountain View Bridge and Road Improvement Project, coordinated through Inland Valley Development Authority and San Bernardino International Airport, requesting federal ARRA TIGER grant funds. Motion seconded by Councilmember Aguilar and carried with Councilmembers Gilbreath and Bean voting NO.

Ethics Policy - Councilmember Bean suggested the development of an Ethics Policy to guide employees and elected officials on ethical conduct expected of them as they pursue their municipal duties. Following brief discussion, Councilmember Bean moved to direct staff to prepare and recommend an ethics policy for employees and elected officials of the City of Redlands and that the