

MINUTES

of an adjourned regular meeting of the City Council of the City of Redlands held in the Redlands Plaza Conference Room, 2 East Citrus Avenue, Suite 15C, at 9:00 A.M. on January 5, 1993.

PRESENT

Charles G. DeMirjyn, Mayor
Swen Larson, Mayor Pro Tem
William E. Cunningham, Councilmember
Dee Ann Milson, Councilmember
Jim Foster, Councilmember

Ronald C. Mutter, Assistant City Manager
Gary Luebbers, Assistant City Manager
Lorrie Poyzer, City Clerk
Ted Thomaidis, Redlands Daily Facts

ABSENT

None

General Plan

Land Use - Community Development Director Shaw reported the City Council completed an overview of the land use categories at the December 2, 1992, General Plan study session. Staff has received numerous requests for modification of the General Plan Land Use component over the past three years. When the changes could easily be incorporated into the Plan, they were, and are reflected on the map. The General Plan Committee approved the Land Use Map and, for the most part, did not evaluate or take action on small land use changes (i.e. parcel by parcel). The Planning Commission was given a list of specific requests from property owners which they considered and made recommendations to the City Council. A few requests have been brought in since the Planning Commission study sessions were completed; there are no recommendations from the Commission on these recent requests. The City Council began a review of each request individually and took the following actions:

On motion of Councilmember Foster, seconded by Councilmember Larson, Council unanimously granted the owner of the property located at 1220-1222 Opal Avenue, Mentone, his request for a commercial land use designation.

Council concurred to retain the urban reserve land use designation for the 28 acres located on the southeast corner of Opal and Colton Avenues.

On motion of Councilmember Foster, seconded by Councilmember Larson, Council unanimously changed the land use designation to administrative-professional for the Redevelopment Agency-owned property located at the southwest intersection of Fern Avenue and Redlands Boulevard and the property located at 430 East Fern Avenue.

On motion of Councilmember Foster, seconded by Councilmember Larson, Council designated the area surrounded by Wabash Avenue, San Bernardino Avenue, Judson Street and Pioneer Avenue as very low density with a provision for the golf course and directed staff to bring forth a policy use statement. This motion was approved with Councilmember Cunningham NO.

No action was taken at this meeting to change the rural-living designation decision made on October 14, 1992, for the 97 acres known as Live Oak Limited located along the eastern boundary of the City, south of the I-10 Freeway.

On motion of Councilmember Foster, seconded by Councilmember Larson, Council approved a very low density designation for the 107 acres located at the northwest corner of Lugonia and Wabash Avenues as urged by the property owner's representative Pat Meyer. This motion was approved with Councilmembers Cunningham and Milson voting NO.

On motion of Councilmember Larson, seconded by Councilmember Foster, Council unanimously approved the property owners' request to change the land use designation to administrative-professional for properties located at 20-28 South Eureka Street.

On motion of Councilmember Foster, seconded by Councilmember DeMirjyn, Council approved a very low density designation for five parcels located north of Lugonia Avenue and west of Wabash Avenue. This motion was approved with Councilmembers Cunningham and Milson voting NO.

On motion of Councilmember Larson, seconded by Councilmember Foster, Council unanimously approved a commercial land use designation for property located at 12740 and 12742 17th Street.

A tentative schedule was established for future General Plan study sessions. The meeting recessed at 9:58 A.M. and reconvened at 10:00 A.M.

Wastewater and Water Capital Management Plan - Deputy Public Works Director Phelps reported that at its study session on December 15, 1992, the City Council reviewed the integrated capital management plan and directed staff to agendize Alternative II, providing for refunding the Wastewater and Water Certificates of Participation issues and a more gradual increase in sewer service charges over several years to accomplish the Wastewater financial objectives. A Wastewater and Water Capital Management Plan was presented based on Alternative II. In response to Council direction to further evaluate options available under Alternative II, staff included two additional elements in the Plan. First, the proposal for four stepped increases has been revised to three stepped increases beginning July 1, 1994, and does not require specific action on rates at this time. This will also allow the City time to

evaluate the scope of denitrification requirements and its fiscal impact prior to the introduction of a rate increase. The second element continues to improve effectiveness and efficiency in both water and wastewater staffing and operations to optimize all utility resources, including personnel, equipment, and capital, to keep long term cost and rates as low as possible. Financial Consultant Norm McPhail was also at this meeting and responded to Councilmembers' questions regarding refunding the Certificates of Participation.

Councilmember Larson moved to adopt the Wastewater and Water Capital Management Plan and take the following actions to implement Phase I: (1) refund the 1987 Wastewater Certificates of Participation and 1986 Water Certificates of Participation prior to May 1993; (2) complete repayment of \$2,875,125 to the Sewer Fund by the Water Fund Group by the end of fiscal year 1993-94; and reduce Water and Wastewater Capital replacement expenditures for fiscal years 1992-93 and 1993-94. Motion seconded by Councilmember DeMirjyn and carried with Councilmembers Cunningham and Foster voting NO.

There being no further business, the meeting adjourned at 10:30 A.M. The next regular meeting will be held on January 5, 1993, at 3:00 P.M.

ATTEST:

Mayor of the City of Redlands

City Clerk

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