MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on February 1, 1994, at 3:00 P.M.

PRESENT

Swen Larson, Mayor
Jim Foster, Mayor Pro Tem
William E. Cunningham, Councilmember
Gilberto Gil, Councilmember
Pat Gilbreath, Councilmember

Gary Luebbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Ted Thomaidis, Redlands Daily Facts
Steven Church, The Sun

ABSENT

None

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

UNFINISHED BUSINESS

Resolution No. 5048 - General Obligation Refunding Bonds - Finance Director Steve Chapman reviewed the highlights of the sale of the 1994 General Obligation Refunding Bonds which will provide a net interest cost savings to the City and Taxpayers within the City. Bond counselor Kim A. Byrens presented a revised resolution for consideration. Councilmember Foster moved to adopt Resolution No. 5048, a resolution of the City Council of the City of Redlands setting the time and place of the receipt of bids for the purchase of the City of Redlands 1994 General Obligation Refunding Bonds and providing for the publication and communication of notice thereof. Motion seconded by Councilmember Gilbreath and carried unanimously.

Resolution No. 5049 - Taxable Certificates of Participation - Finance Director Steve Chapman reviewed the highlights of the sale of the 1994 Taxable Certificates of Participation for the Redlands/Wal-Mart parking facility which will pay the City's obligation to Wal-Mart at a discount and thereby reduce the amount due annually for the payment of the parking facility. Bond counselor Kim A. Byrens presented a revised resolution for consideration. Councilmember Foster moved to approve Resolution No. 5049, a resolution of the City Council of the City of Redlands authorizing the sale of its 1994 Taxable Certificates of Participation (City of Redlands/Wal-Mart Parking Facility), authorizing execution and delivery by the City of a sublease agreement, a project lease, a trust agreement and a purchase contract, approving and authorizing preparation and delivery of a preliminary official statement and final official statement with respect to the issuance and sale of 1994 Taxable Certificates of Participation, appointing a trustee, authorizing the issuance of such certificates and making other findings relating thereto. Motion seconded by Councilmember Gilbreath and carried with Councilmember Cunningham voting NO as he did not support the underwriter's discount.

Refunding RDA Tax Allocation Bonds - Finance Director Steve Chapman recommended the Redevelopment Agency Tax Allocation and Parking Lease Refunding Bonds be restructured with a variable rate whereby the Agency purchase a three-year interest rate cap through 1997 . Jenny Schwartz, Mill & Schroeder Financial, Inc., reviewed the proposal. Councilmember Gilbreath moved to approve the staff recommendation. Motion seconded by Councilmember Foster and carried with Councilmember Cunningham voting NO.

STUDY SESSION

Development Impact Fees - Public Works Director Ron Mutter reviewed the Master Planned Storm Drain System and the impact fee area boundaries. Urging the City Council to review all of its development impact fees were Pat Meyer, Urban Environs, and Jim Coffin, C-Y Development. Following discussion, Councilmember Foster moved to direct staff to revise the flood control fees to set up City-wide fees for regional facilities. Motion seconded by Councilmember Larson and carried with Councilmembers Cunningham and Gilbreath voting NO. Councilmember Foster moved to direct staff to review the Master Planned Storm Drain System and combine those districts possible with similar drainage and to update the list of projects. Motion seconded by Councilmember Gilbreath and carried unanimously. Staff will prepare the necessary legislation for implementation of a revised master plan and fees. The City Council concurred with Councilmember Foster's request for information from the County relating to fees extracted from the Crafton/Mentone area and their plans for the funds.

Closed Session - The City Council meeting recessed at 4:34 P.M. to a Redevelopment Agency meeting and reconvened at 4:35 P.M. to a closed session for the purpose of discussing personnel matters, property acquisition and/or disposition, and pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to the City Council providing justification for the pending litigation portion of the closed session. The City Council meeting reconvened at 7:00 P.M.

PRESENTATIONS

Landscaping Donation - Mayor Larson presented a plaque to Stan and Ellen Weisser and their two sons in appreciation of their very generous donation of the landscaping and maintenance of the triangle at Cajon and Garden Streets. Mr. Weisser introduced Andres and Marie Roque and thanked them for their continuous efforts making and keeping the landscaping beautiful.

CLOSED SESSION REPORT

City Attorney - City Manager Luebbers announced the City Council unanimously established a full-time City Attorney position during the closed session held earlier in the meeting. The position was offered to and accepted by Daniel J. McHugh. Congratulations were extended to Mr. McHugh amid the applause from the audience.

PUBLIC HEARINGS

Ordinance No. 2237 - Zoning Ordinance Text Amendment No. 229 - Public hearing was advertised for this time and place to consider Ordinance No. 2237, Zoning Ordinance Text Amendment No. 229, relating to lot line adjustments in the HD (Hillside Development) District. Planning Director Shaw informed Councilmembers the purpose of the amendment is to render some flexibility to those substandard lots of record located in the Hillside Development District having an average cross slope of 15 percent or greater. Approval of this amendment will permit owners of these types of lots to move forward with their lot line adjustments without the necessity of a variance. Mayor Larson declared the meeting open as a public hearing for any questions or comments regarding this matter. None being forthcoming, the public hearing was declared closed.

Ordinance No. 2237, an ordinance of the City Council of the City of Redlands amending Chapter 18.12 of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 229 relating to lot line adjustments in the Hillside Development District, was read by title only by City Clerk Poyzer, and on motion of Councilmember Foster, seconded by Councilmember Gilbreath, further reading of the ordinance text was unanimously waived. Ordinance No. 2237 was introduced with unanimous Council approval and laid over under the rules with second reading scheduled for February 15, 1994, on motion of Councilmember Foster, seconded by Councilmember Gilbreath.

Conflict of Interest Code - In accordance with Government Code Section 87306.5, City Clerk Poyzer reviewed the City's conflict of interest code and submitted a statement indicating an amendment was necessary to update the Disclosure Categories assigned. Public hearing was noticed for this time and place to consider Resolution No. 5044, a resolution of the City Council of the City of Redlands amending the Conflict of Interest Code of the City of Redlands and reflecting the changes in titles as necessary. Mayor Larson declared the meeting open as a public hearing for any questions or comments regarding this matter. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to acknowledge receipt of the Statement of Review of the Conflict of Interest Code of the City of Redlands and to adopt Resolution No. 5044. Motion seconded by Councilmember Cunningham, and carried unanimously.

COMMUNICATIONS

San Bernardino International Airport - Mayor Larson reported the lease has been signed for the San Bernardino International Airport, and they are now generating funding to certify the airport and continuing to market the airport.

UNFINISHED BUSINESS

Utility Users' Tax - Mayor Larson moved to continue consideration of the establishment of a utility users' tax until March 1, 1994 to allow Councilmember Gil to hold a public forum in the First District on February 9, 1994, and Mayor Larson to schedule a meeting in a town hall setting. Motion seconded by Councilmember Gil and carried with Councilmember Cunningham voting NO as he would only consider placing this issue on a ballot for a vote of the community.

City Facilities Plan - On January 25, 1994, the City Council was presented the proposed Facilities Plan. The objective of the plan was to optimize use of existing space and eliminate the need for leased police administration space. Included recommendations were the relocation of the Council Chambers, City Clerk and City Manager functions to the Redlands Plaza, and utilization of City Hall for police administration. The projected cost to implement the plan was $175,000.00. Councilmember Foster moved to approve the proposed Facilities Plan and authorize staff to begin implementation. Motion seconded by Councilmember Gil and carried with Councilmember Cunningham abstaining from the vote.

Ballot Measure - Councilmanic Districts - Mayor Pro Tem Foster moved to place an initiative measure on the June 1994 ballot to reinstate the Councilmanic by district elections. The motion was seconded by Councilmember Gil. Opposed to district elections were Tex Moore and Mike Haverty; speaking in favor were Michael Atencio on behalf of the Committee for Fair Representation by District and Leonard Goymerac. The motion carried with Councilmembers Cunningham and Gilbreath voting NO. Following this vote, City Clerk Poyzer presented Resolution No. 5050, a resolution of the City Council of the City of Redlands, California, calling and giving notice of the holding of a special municipal election and requesting the Board of Supervisors of the County of San Bernardino to consolidate said election with the election to be held on Tuesday, June 7, 1994. Councilmember Foster moved to adopt Resolution No. 5050; motion seconded by Councilmember Gil and carried with Councilmembers Cunningham and Gilbreath voting NO.

NEW BUSINESS

Appointments - Mayor Larson moved to appoint Greg Woodbury, Katherine Thomerson, and Larry Statler to serve on the Downtown Redlands Business Association Advisory Board as recommended by the DRBA Board of Directors. Motion seconded by Councilmember Foster and carried unanimously.

Removal of Airport Advisory Board Member - Mayor Larson moved to remove Anders Testman from Airport Advisory Board citing a conflict of interest as the fixed base operator. Motion seconded by Councilmember Gilbreath and carried unanimously.

CONSENT CALENDAR

Minutes - Minutes of the regular meeting of January 18, 1994, and the adjourned regular meeting of January 25, 1994, were approved as submitted.

Bills and Salaries - Bills and salaries were ordered paid as approved by the Finance Committee.

Planning Commission Actions - On motion of Councilmember Foster, seconded by Councilmember Gilbreath, the report of the Planning Commission meeting held on January 25, 1994, was unanimously acknowledged as received.

California Street Landfill - On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously approved Resolution No. 5045, a resolution of the City of Redlands authorizing financial assurance for closure of the California Street Landfill, was unanimously approved. On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously approved Resolution No. 5046, a resolution of the City of Redlands providing financial assurance for post closure maintenance of the California Street Landfill, was unanimously approved. On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously authorized the mayor to execute the pledge of revenue agreement for post closure maintenance of the California Street Landfill.

Employee Vacancies - On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously authorized the following positions be filled: Senior Wastewater Facilities Operator and Plant Mechanic I (Wastewater Treatment).

Resolution No. 5047 - Salary - On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously approved Resolution No. 5047, a resolution of the City of Redlands rescinding Resolution Nos. 5027 and 5040 establishing a salary schedule and compensation plan for City employees. This resolution reflects a re-organization of the Municipal Utilities Department and Fire Department, the downgrading of the Payroll Manager to Payroll Supervisor, and a reduction in salary and benefits for the position Personnel Technician.

PUBLIC COMMENTS

Crescent Avenue Traffic - Mr. Bob Mitchell, 850 West Crescent Avenue, played an audio tape to emphasize the severity of the early morning traffic on Crescent Avenue. Mr. Mitchell told Councilmembers the traffic is too fast for a residential neighborhood and the noise has forced him and his neighbors to abandon the use of the front portions of their homes. He urged Council to stop further development in the Canyon until the traffic problems are addressed; he also asked for assistance from City staff for traffic enforcement and street markings which might alleviate the existing problems.

Adjournment - There being no further business, the City Council meeting adjourned at 7:58 P.M. to an adjourned regular meeting to be held on February 14, 1994, at 7:30 A.M. in the Redlands Unified School District Conference Room, 20 West Lugonia Avenue, Redlands, California.

City Clerk