MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on March 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 Gil followed by the pledge of allegiance.

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - On motion of Councilmember Foster, seconded by Councilmember Gil, the report of the Planning Commission meeting held on February 22, 1994, was unanimously acknowledged as received.

Resolution No. 5057 - CEQA Guidelines - Community Development Director Jeffrey L. Shaw explained the City Attorney has reviewed the California Environmental Quality Act and suggests changes be incorporated into the City's guidelines to reflect 1993 legislation. Resolution No. 5057, a resolution of the City of Redlands amending and adopting local guidelines for implementing the California Environmental Quality Act (1994 Revision), was presented for the City Council's consideration. Councilmember Gilbreath moved to adopt Resolution No. 5057. Motion seconded by Councilmember Gil and carried unanimously.

Sunset Canyon Specific Plan - Community Development Director Jeffrey L. Shaw reported the Environmental Review Committee has recommended that an Environmental Impact report be prepared for the Sunset Canyon Specific Plan and its related applications. The applicant chose to prepare a document without the City's participation; therefore, the City must have the analysis and conclusions in the applicant's EIR verified. Through a competitive process with four firms submitting bids, staff recommended a contract be approved with the

Chambers Group. Councilmember Cunningham moved to approve a contract between the Chambers Group and the City of Redlands to review and verify the Sunset Canyon Specific Plan EIR. Motion seconded by Councilmember Gilbreath and carried unanimously. It was noted the applicant has submitted $15,295.00 to cover the cost of this contract and the City's administrative fee.

COMMUNICATIONS

Development Impact Fee - Storm Drain Facilities - Public Works Director Ronald C. Mutter reviewed, in detail, his report on the Development Impact Fee for Storm Drain Facilities which included a list of proposed fee projects, the percentage allocations to existing and proposed development, and the fees by area. Pat Meyers, Urban Environs, and Bob Roberts, Building Industry Association, addressed Council regarding this matter. Following discussion, Councilmember Foster moved to delete the detention basin (Crafton District) from the list of regional systems, accept the Storm Drain Facilities Development Impact Fee Report as amended, and directed staff to meet with interested parties and to prepare the implementing ordinance and schedule a public hearing for March 15, 1994. Motion seconded by Councilmember Gil and carried with Councilmember Cunningham voting NO.

Closed Session - The City Council meeting recessed at 4:03 P.M. to a Redevelopment Agency meeting and reconvened at 4:04 P.M. to a closed session for the purpose of discussing 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.

CLOSED SESSION REPORT

Purchase of Property - City Attorney McHugh reported the City Council authorized, during the closed session, the purchase of property located at Wabash and San Bernardino Avenues for $332,500.00 (San Bernardino County Assessor's Parcel No. 168-091-05).

PRESENTATIONS

Student Appointments - Mayor Larson moved to appoint student commissioners as follows: Deborah Brown to the Human Relations Commission, Alec Walker to the Parks Commission, Anita Grewal to the Recreation Commission, and Ali Seraj to the Traffic Commission. Motion seconded by Councilmember Foster and carried unanimously. Mayor Larson called the student commissioners to the podium and presented them Commissioner pins.

UNFINISHED BUSINESS

Ordinance No. 2236 - Planning Commission Review Process Exceptions - Ordinance No. 2236, an ordinance of the City of Redlands amending Chapter 18.12 of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 226 relating to exceptions to the Planning Commission review process, was given its second reading of the title 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. 2236 was adopted on motion of Councilmember Foster, seconded by Councilmember Gilbreath, by the following vote:

AYES: Councilmembers Foster, Gil, Gilbreath; Mayor Larson
NOES: Councilmember Cunningham
ABSENT: None

Ordinance No. 2240 - Redlands Mall Parking Facility Lease - Ordinance No. 2240, an ordinance of the City Council of the City of Redlands approving the lease of a certain parking facility (Redlands Mall) by the City from the Redevelopment Agency, was given its second reading of the title 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. 2240 was adopted on motion of Councilmember Foster, seconded by Councilmember Gilbreath, by the following vote:

AYES: Councilmembers Foster, Gil, Gilbreath; Mayor Larson
NOES: Councilmember Cunningham
ABSENT: None

Resolution No. 5055 - 1994 General Obligation Refunding Bonds - Finance Director Steven M. Chapman reported the City conducted a competitive sale of the 1994 General Obligation Refunding Bonds at the office of Miller & Schroeder Financial, Inc. on March 1, 1994. Based on the Financial Advisor's evaluation of the bids which were received for the purchase of the bonds, Miller & Shroeder Financial, Inc. submitted the bid which will result in the lowest net interest cost to the City, and that it is in the best interest of the City that their bid be accepted and that the bonds be award to said firm, subject to the adoption by the City Council of a resolution authorizing and providing for the issuance and sale of the bonds. Councilmember Foster moved to adopt Resolution No. 5055, a resolution of the City Council of the City of Redlands awarding the 1994 General Obligation Refunding Bonds. Motion seconded by Councilmember Gil and carried unanimously.

Resolution No. 5056 - 1994 General Obligation Refunding Bonds - Based on the action taken on Resolution No. 5055, Councilmember Foster moved to adopt Resolution No. 5056, a resolution of the City Council of the City of Redlands authorizing the issuance of sale of 1994 General Obligation Refunding Bonds in the aggregate principal amount of $7,570,000.00. Motion seconded by Councilmember Gilbreath and carried unanimously.

Utility Users' Tax - The following citizens addressed Council opposing the proposed five percent utility users' tax: Tex Moore, on behalf of the Redlands Association's Board of Directors; Michael Haverty; on behalf of TCI TV (cable television), Robert Haithcock who asked to be exempt as they do not consider themselves a utility but rather an entertainment service provider; C. E. "Gene" Strebel; on behalf of the Lugonia Fountains Homeowners' Association, Helen Alexander; George Webber; and Walt Baumgartner. Councilmember Larson moved to set April 5, 1994, as the date of a public meeting and April 19, 1994, as the date of a public hearing for the City Council's consideration of an ordinance to enact a utility users' tax which will contain the following provisions: a five-year sunset clause, exemption for very low income families in accordance with HUD requirements, an annual rate of five percent (5%), and an annual maximum dollar cap of $50,000.00; and that the income and expenditures be provided and published quarterly. Motion seconded by Councilmember Gilbreath and carried by the following vote:
AYES: Councilmembers Gil, Gilbreath; Mayor Larson
NOES: Councilmembers Cunningham and Foster

NEW BUSINESS

Appointments - See "Presentations" above.

CONSENT CALENDAR

Minutes - Minutes of the adjourned regular meeting of February 14, 1994, and the regular meeting of February 15, 1994, were approved as submitted.

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

Contract Monitoring Reports - On motion of Councilmember Foster, seconded by Councilmember Gil, Council unanimously acknowledged receipt of the Contract Monitoring Reports updated through February 14, 1994, for projects currently being administered by the Public Works Department.

Vehicle Purchase - On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council unanimously approved payment of $5,000.00 to the County of San Bernardino for the purchase of an emergency response vehicle to be used by the Fire Department's Shift Battalion Chiefs. These funds were included in the 1993-94 budget.

Adjournment - There being no further business, the City Council meeting adjourned at 7:45 P.M. Next regular meeting, March 15, 1994.

City Clerk