

MINUTES

of an adjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 9:00 A.M. on February 6, 1996.

PRESENT

Swen Larson, Mayor
Pat Gilbreath, Mayor Pro Tem
William E. Cunningham, Councilmember
Gilberto Gil, Councilmember
Geni A. S. Banda, Councilmember

Gary M. Luebbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Michael Reynolds, City Treasurer
Marjie Pettus, Administrative Services

Director

Jeffrey L. Shaw, Community Development

Director

Steven M. Chapman, Finance Director
Mel Enslow, Fire Chief
Gary G. Phelps, Municipal Utilities Director
Cletus Hyman, Police Captain
Ronald C. Mutter, Public Works Director

John Andrews, Redlands Daily Facts
Sulipsa Luque, The Sun

ABSENT

None

Citrus Plaza Regional Mall - At the January 16, 1996, City Council meeting, staff presented the fiscal impacts of the development impact fees at the full rates and the reduced rates which are currently in effect for the Citrus Plaza Regional Mall. At this meeting, representatives of the Citrus Plaza Regional Mall presented their response demonstrating their attitude that they will be paying their fair share and even more. Speaking were: Pat Meyer, Urban Environs; Alonzo Pedrin, Alfred Gobar Associates; Brook Morris, Majestic Realty Company/Redlands Venture; and Marlana Fox, attorney-at-law. A cost benefit analysis, rate payer analysis, taxable retail sales activity report, and comparative summary of the net fiscal effect on the City of Redlands were reviewed in depth. A summary of the fee calculations proposed by Majestic Realty Co. was included in a letter dated January 8, 1996. Councilmembers discussed this matter at length with the applicant

and his representatives. It was noted the reduced rate schedules are due to expire in March. Public Works fees will be presented next month for the City Council's review. Municipal Utilities Department was awaiting the General Plan approval and the review process has now started. Staff will continue the development agreement negotiations with Majestic Realty Company/Redlands Venture.

Mr. Harry Neuman, Chairman of Neuman Properties, requested a study session be scheduled to review the two regional shopping center applications; suggesting it could be done after approval of the power center.

Citrus Plaza Regional Mall - Environmental Impact Report - Councilmember Banda requested Council discuss and consider action regarding the filing of a legal challenge to the County's preparation and certification of the Environmental Impact Report for this project. This matter was continued to the afternoon closed session under provisions of the California Government Code Section 54956.(9a).

Mid-Year Budget Review - The mid-year budget review was continued to the afternoon session of the regular meeting on this date.

ADJOURNMENT

The City Council meeting adjourned at 11:25 A.M. The next regular meeting will be held on February 6, 1996, at 3:00 P.M.

City Clerk