

AMENDED
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 May 7, 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
Beatrice Sanchez, Deputy City Clerk
Michael Reynolds, City Treasurer
Marjie Pettus, Administrative Services Director
Jeffrey L. Shaw, Community Development Director
Steven M. Chapman, Finance Director
Mike Huffstutler, Assistant Municipal Utilities Director
Mel Enslow, Fire Chief
Lewis W. Nelson, Police Chief
Ronald C. Mutter, Public Works Director
John Andrews, Redlands Daily Facts

ABSENT

None

PUBLIC HEARING

Ordinance No. 2313 - Development Impact Fees - Public Facilities - Public hearing was continued to this time and place to consider Ordinance No. 2313, an ordinance of the City of Redlands amending Chapter 3.50 of the Redlands Municipal Code relating to public facility fees. ON February 20, 1996, staff presented the City Council with a draft of the revisions to the Development Impact Fee Report for Public Facilities. These facilities include the Civic Center, City Yard, Library, Police Station, and Fire Stations. The existing fees were last amended in 1990. Facility needs and uses have changed; therefore, the fees should be changed accordingly. Public Works Director Mutter explained that several amendments have been made since the City Council workshop. The High Density Residential land use designation has been added; the total number of potential dwelling units within the current City limits has been revised based on General Plan housing numbers developed with the traffic model; and the total number of acres available for development has been revised due to a typographical error.

Additional information was requested by the City Council regarding the proposed expansion of the Civic Center, the need for fire stations, and the expected areas of growth within the City pursuant to the General Plan. Mr. Mutter reported that the proposed expansion of the Civic Center was removed from the fee study; only seismic retrofit and ADA compliance improvements were retained. The General Plan contains no provisions as to where growth may occur. Staff has assumed a uniform rate of growth throughout the developable areas of the existing City limits. A 20-year projection was used for the two long-range fire stations. The plan to construct Fire Station No. 268 in the Live Oak Canyon area was eliminated. A single fire station will require approximately 2,400 residential units in order to operate from their tax revenue. The total projected number of dwelling units in the canyon is under 1,600. Therefore no more than one fire station in the canyon could be supported by the tax base. With continuation of the residential sprinkler ordinance, one canyon fire station will be sufficient to meet the community needs according to Fire Chief Enslow. Councilmember Cunningham felt there was some inequity in that some districts were assessed higher fees. The amount should be based on services. Public Works Director Mutter explained his calculations were based on the size of the parcel. Fire Chief Enslow quoted a study showing that on the average in residential districts service is needed once in 17 years and in rural areas the need for service is once in 12 years; perhaps due to larger homes and outlying buildings.

Mayor Larson declared the meeting open as a public hearing for any questions or comments concerning Ordinance No. 2313. Mr. Pat Meyer thanked staff for their continued work on this matter and that he was confident his Council would not pursue any projects that would require borrowing from other funds. No further comments being forthcoming, the public hearing was declared closed. Ordinance No. 2313 was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Gilbreath, seconded by Councilmember Banda, further reading of the ordinance text was waived, and Ordinance No. 2313 was introduced and laid over under the rules with second reading scheduled for May 21, 1996, with Councilmember Cunningham voting NO.

STUDY SESSION

Utility Users' Tax - City Manager Luebbbers presented a copy of Ordinance No. 2242 which presently implements the City's Utility Users' Tax. As a result of the California Supreme Court's ruling in the *Guardino* decision, Councilmembers have indicated they may wish to present the question of the imposition of a Utility Users' Tax to the voters of Redlands. Staff has identified several factors which the City Council may wish to consider in submitting a

proposal to the voters, such as: the time period for imposition of the tax; possible establishment of a “cap” that large utility users would pay; any exemptions; whether or not utility companies which collect the tax be exempt from payment or allow them to charge for their administrative costs to collect the tax; rate of the tax; and designation as a “general” tax which would require approval by a majority of voters or a “special” tax subject to approval by a two-thirds vote of the electorate and limited in its manner of use.

Mayor Larson asked to survey other cities that will be presenting similar questions to their voters in November. Discussion took place pertaining to exemptions for low and moderate income persons. Councilmembers Larson and Cunningham concurred that only those with verified “low income” status should qualify for exemption. Pertaining to exempting utility companies for the administrative costs of collecting the tax, Councilmember Cunningham asked staff to hold discussion with other cities to explore what other policies exist. It was noted that when presented to the voters in the past, the Utility Users’ Tax was defeated by 40 votes as a Special Tax and by approximately 600 votes when presented as a General Tax. Councilmember Gil stated it was important to assure and inform the voters about the specific purposes for the tax. Mayor Larson stated he would like to move forward and assemble a 25-member citizens committee headed by a five-member steering committee. Mr. Tex Moore then addressed Council supporting the need for a Utility Users’ Tax. However, he suggested not “earmarking” the funds and thought the committee idea was excellent. City Manager Luebbers will bring this item back before the Council on June 4, 1996, which will allow for further fine tuning before the cut-off for meeting the November 5, 1996, election date.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:50 A.M. The next regular meeting will be held on May 7, 1996, at 3:00 P.M.

Deputy City Clerk