

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on August 6, 1996.

PRESENT

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

Gary M. Luebbbers, 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
Lewis W. Nelson, Police Chief
Peter A. Laaninen, Assistant Public Works Director

John Andrews, Redlands Daily Facts
Alisa Slaughter, San Bernardino County Sun

ABSENT

Gilberto Gil, Councilmember

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

CONSENT CALENDAR

Minutes - On motion of Councilmember Cunningham, seconded by Councilmember Larson, the minutes of the regular meeting of July 16, 1996, were approved as submitted by AYE votes of all present.

Bills and Salaries - On motion of Councilmember Cunningham, seconded by Councilmember Larson, bills and salaries were ordered paid by AYE votes of all present.

Resolution No. 5315 - Traffic - On motion of Councilmember Cunningham seconded by Councilmember Larson, the City Council adopted, by AYE votes of all present, Resolution No. 5315, a resolution of the City Council of the City of Redlands establishing speed limits on Cajon Street pursuant to Title 10 of the Redlands Municipal Code.

SYETP Contract - On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council approved, by AYE votes of all present, a contract with the County of San Bernardino Jobs Employment Services Department for a 1996 Summer Youth Employment Training Program (SYETP).

Access Agreements - Groundwater Contamination - On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council approved, by AYE votes of all present, an access agreement with Seven W Enterprises, Inc. and their agent, Environmental Strategies Corporation, for sampling various water production wells as part of an investigation of groundwater contamination in the Redlands/Mentone area, and authorized the Mayor to execute the agreement on behalf of the City. On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council authorized, by AYE votes of all present, the City Attorney and the Chief of Water Resources to negotiate similar future agreements with other entities and authorized the Mayor to execute such agreements on behalf of the City.

Agreement - AB 939 - On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council authorized, by AYE votes of all present, an agreement in the amount of \$2,950.00 with P. F. Ryan and Associates, Inc. for regulatory consulting services regarding reporting for AB 939, under which the City of Redlands is required to document that it has diverted 25 percent of its waste stream from landfills during 1995.

Agreements - Community Center - On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council approved, by AYE votes of all present, independent contract agreements between the City of Redlands and Jane Jensen, Ruth Villalobos, and Deanna Morenberg for recreation programs at the Community Center, and authorized the Mayor to execute the agreements on behalf of the City.

Agreement - Water and Wastewater Consulting Services - On motion of Councilmember Gilbreath, seconded by Councilmember Larson, the City Council approved, by AYE votes of all present, an agreement with CH2M Hill for engineering consulting services on water and wastewater issues in an amount not to exceed \$5,000.00 and authorized the Mayor to execute the agreement on behalf of the City. This agreement is needed to assist the City in its review of the technical engineering aspects as relates to a Notice of Preparation of a Supplemental Environmental Impact Report to address the possible provision of onsite water and sewerage facilities for a 125 acres commercial project located adjacent to the City's boundaries.

Contract Amendment - Redlands Day Nursery - Following brief discussion, on motion of Councilmember Banda, seconded by Councilmember Gilbreath, the City Council approved, by AYE votes of all present, an amendment to the contract between the County of San Bernardino, Redlands Day Nursery, Clara Clem Trust, and the City of Redlands in an amount not to exceed \$20,000.00.

Funds - State Street Tree Lighting - Administrative Services Director Pettus reported the DRBA Advisory Board has been evaluating alternatives for several months to light the trees on State Street. Mr. Bill Locklin, Nightscaping, generously donated his time and materials to light two "demonstration" trees at the corner of Fifth and State Streets. Councilmember Cunningham noted it was delightful to see the DRBA moving forward in this direction. Councilmember Gilbreath moved to approve an additional appropriation totaling \$55,000.00, as recommended by the Downtown Redlands Business Association Advisory Board, and to authorize the purchase and installation of lighting for the State Street trees. Motion seconded by Councilmember Larson and carried by AYE votes of all present.

COMMUNICATIONS

Citrus Plaza Regional Mall - Councilmember Cunningham had nothing to report at this time.

Redlands Fashion Plaza - Terry Lowe gave a progress report on the Redlands Fashion Plaza.

Redlands Crossing - Michael Grabendike, TG Properties, presented information on the proposed Redlands Crossing project to be located at the confluence of the I-10 and Route 30.

Krikorian Project - City Manager Luebbers reported the on-site work is continuing for the Krikorian Project and construction will commence within a couple of weeks.

Legislative Bulletins - Councilmembers briefly discussed actions taken by the State legislature shortly before their summer recess.

Contract - Cable TV - As recently directed by the City Council, City Manager Luebbers contacted Gerald Hanson who submitted a proposal to act as the City's cable television contract negotiator. By consensus, the City Council authorized the City Attorney and Mr. Hanson to proceed with the cable television contract negotiations and indicated they would review this matter on September 3, 1996.

Santa Ana River All-Weather Crossing - Councilmember Cunningham felt the Public Works Department should examine where our best interest and effort

should be directed in regards to an all-weather crossing of the Santa Ana River. Councilmembers agreed that staff should discuss this matter with the IVDA, San Bernardino International Airport Authority, and the County of San Bernardino.

LATE BREAKING ITEM

Resolution No. 5317 - Ballot Argument - Admission Tax - Noting that the need to take action was immediate, Councilmember Larson moved to add the following item to the agenda which arose subsequent to the agenda being posted: "Resolution No. 5317 - Ballot Argument - Admission Tax ." Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present. Councilmember Cunningham moved to adopt Resolution No. 5317, a resolution of the City Council of the City of Redlands authorizing its members to file a written argument regarding the proposed Admission Tax which will be on the November 5, 1996, ballot. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Resolution No. 5318 - Ballot Argument - Assessment Districts - Noting that the need to take action was immediate, Councilmember Larson moved to add the following item to the agenda which arose subsequent to the agenda being posted: "Resolution No. 5318 - Ballot Argument - Assessment Districts." Motion seconded by Councilmember Cunningham and carried by AYE votes of all present. Councilmember Cunningham moved to adopt Resolution No. 5318, a resolution of the City Council of the City of Redlands authorizing its members to file a written argument regarding the proposed ordinance approving assessments levied pursuant to the Landscaping and Lighting Act of 1972, which will be on the November 5, 1996, ballot. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5313 - RDA Project Area - Administrative Services Director Pettus reported the Redevelopment Agency Board has authorized low- and moderate-income housing set-aside funds for the rehabilitation of four apartment units owned by Steve and Aggie Morse located at 200 Craig Court which is located outside of the Redevelopment Project Area boundaries. Councilmember Gilbreath moved to adopt Resolution No. 5313, a resolution of the City Council of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands' Project Area. Motion seconded by Councilmember Banda and carried by AYE votes of all present. (Also see Redevelopment Agency minutes for August 6, 1996.)

CLOSED SESSION

The City Council meeting recessed at 3:35 P.M. to a Redevelopment Agency meeting and reconvened at 3:37 P.M. to a closed session to discuss the following matters:

1. Conference with real property negotiator
Property: 800 Wabash Avenue
Negotiating parties: Steve Chapman and the Heemstras
Under negotiation: Terms and price
2. Conference with legal counsel - Existing litigation - Government Code Section 54956.9(a) - Gerald Davis v. City of Redlands
3. Conference with legal counsel - Anticipated litigation - Government Code Section 54956.9(c) - One case

The City Council meeting reconvened at 7:00 P.M.

PUBLIC HEARING

Resolution No. 5308 - Appropriations Limit - Public hearing was advertised for this time and place to consider Resolution No. 5308, a resolution of the City Council of the City of Redlands establishing an appropriations limit for the fiscal year 1996-97 pursuant to Article XIII B of the California Constitution. Finance Director Chapman reminded Councilmembers that in November, 1979, the California voters approved Proposition 4 which placed limits on the amount of revenue which can be spent by all entities of government. Each year, generally upon submittal of the adopted budget, the City Council must adopt an appropriations limit, commonly referred to as the "Gann Limit" or "Prop 4 Limit." The City of Redlands has consistently maintained an exceedingly wide and comfortable margin between its limits and its proceeds of taxes subject to the limit. Mayor Larson declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Cunningham moved to adopt Resolution No. 5308. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

NEW BUSINESS

DRBA Expansion - Councilmember Gilbreath felt the City Council should schedule a workshop session regarding economic development to explore the possibility of establishing an economic development committee, discuss expansion/redefinition of the downtown, address parking issues especially as relates to Metrolink, coordinate a mechanism for all downtown area efforts, and discuss the establishment of a new Business Improvement District for other businesses. She also felt the City Council should revisit and readdress the extension of the Redevelopment Agency. Councilmember Cunningham stated he did not support the proposal to extend the life of the Redevelopment Agency as he felt it was urgent the City get those funds into the General Fund. He also

felt the DRBA was doing an excellent job but expressed a willingness to listen if the merchants came to the City Council with a proposal. Mayor Larson suggested this should be discussed with a full Council in attendance and that Councilmember Gilbreath work with staff to estimate cost and present a report at a future City Council meeting.

Ordinance No. 2331 - Hazardous Waste Disposal Fee - This matter was continued.

Contract - Redlands Fashion Plaza EIR - Redlands Fashion Plaza proposes to develop a regional shopping center which includes the processing of a General Plan Amendment, Specific Plan Amendment, Concept Plan Amendment, Concept Plan, and Parcel Map. The applicant and the City have agreed on the need to prepare an Environmental Impact Report; the applicant has agreed to pay for the costs associated with the preparation and review of the EIR. On behalf of Majestic Realty, Attorney Marlene A. Fox sought clarification of the City's procedures and asked how the City Council could enter into a contract without an application on file. City Attorney McHugh responded the timing depends on the applicant and this procedure was not an exception. Councilmember Cunningham moved to approve the contract with Smith, Peroni, and Fox for environmental services associated with the preparation of an Environmental Impact Report and associated studies for Redlands Fashion Plaza. Motion seconded by Councilmember Larson and carried by AYE votes of all present.

Contract - Traffic Safety Program - Police Chief Nelson informed Councilmembers the Office of Traffic Safety (OTS) annually awards a limited number of grants through a competitive selection process to agencies which have submitted a proposal for a traffic safety project which will attempt to reduce the number of fatal and injury traffic collisions. The Redlands Police Department submitted such a proposal and has received preliminary approval by OTS to receive a grant for a period beginning October 1, 1996, and ending December 31, 1996. Councilmember Banda moved to authorize a contract with the State of California Office of Traffic Safety enabling the City of Redlands to participate in the Traffic Safety Grant Project "Comprehensive Community Policing Traffic Safety Program" and authorized the Mayor to execute the contract on behalf of the City. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Contract - Honda Motorcycle - Police Chief Nelson noted the Redlands Police Department and American Honda Company, Inc. have established an outstanding working relationship over the past several years. As a result of this relationship, Honda has recognized a need for additional and/or replacement vehicles to assist the Redlands Police Department in the accomplishment of its

mission. Specifically, it was Honda's desire to work with the Redlands Police Department in developing a prototype Honda motorcycle for use in traffic enforcement. Officials from Honda have worked with Redlands Police Department personnel and developed such a vehicle and recognizing a specific need within the Police Department to improve/increase traffic enforcement, Honda has offered to donate the motorcycle to the department. This vehicle has been in limited use by the Police Department as part of this development program and is in excellent condition. This motorcycle, in conjunction with the pending Office of Traffic Safety grant (see above), will be utilized to establish a motorcycle-based traffic enforcement program. Councilmember Larson moved to authorize a contract with American Honda Company, Inc. accepting the donation of one 1995 Honda Pacific Coast 800L motorcycle to the Redlands Police Department and authorized the Mayor to execute the contract on behalf of the City. Motion seconded by Councilmember Banda and carried by AYE votes of all present.

PUBLIC COMMENTS

Pancho's Mexican Grill - On behalf of Francisco Jara, owner of Pancho's Mexican Grill, located at 1124 North Orange Street, Tony Martinez asked the City Council for relief of development fees for the construction of a drive-thru window. Community Development Director Shaw indicated staff continues to meet with the owner and are reducing the impact as much as they can. Councilmember commended Mr. Jara for developing this property with such high standards.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:37 P.M. The next regular meeting will be held on August 20, 1996.

City Clerk