

## MINUTES

of a regular meeting of the City Council of the City of Redlands held at 3:00 P.M. on August 5, 2003.

The afternoon session of this meeting was held by technological conferencing. The teleconference locations were in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, and the Hilton Garden Inn at Carlsbad, 6450 Carlsbad Boulevard, Room 107, Carlsbad, California. Mayor Pro Tem Peppler participated by teleconference from Carlsbad.

## PRESENT

Karl N. (Kasey) Haws, Mayor  
Susan Peppler, Mayor Pro Tem  
Pat Gilbreath, Councilmember  
Gary George, Councilmember  
Jon Harrison, Councilmember

## ABSENT

None

## STAFF

John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Beatrice Sanchez, Deputy City Clerk (evening session); Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; Mel Enslow, Fire Chief (afternoon session); John Habant, Deputy Fire Chief (evening session); Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director.

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

## NEW BUSINESS

Donut Hole Sales and Use Tax Exchange Contract - Community Development Director Shaw presented a proposed contract with the County of San Bernardino to apportion sales and use tax revenue generated by businesses located within the unincorporated area known as the "Donut Hole" in return for the City providing certain municipal services to the area. If the City Council makes the decision to enter into the contract, it will then submit an initiative ordinance (Ordinance No. 2550) to the citizens of Redlands for the voters' consent to an extension of the term of the contract beyond December 31, 2003. The initiative ordinance also asks the citizens of Redlands to approve a specific General Plan text amendment which clarifies and confirms existing City law relating to future development within both the City's Planning Area and Sphere of Influence. Community Development Director Shaw reviewed the environmental assessment and the contents of the contract in depth. Tom Dodson, our environmental consultant, reviewed the addendum for the contract which was prepared in accordance with the current California Environmental

Quality Act (CEQA) statute and guidelines. Community Development Director Shaw concluded the presentation reporting the action needed. City Clerk Poyzer presented Resolution No. 6186, which calls and gives notice of the holding of a Special Municipal Election on Tuesday, November 4, 2003, relating to this matter; Resolution No. 6187, directing the City Attorney to prepare an impartial analysis for the initiative ordinance; and Resolution No. 6188, setting priorities for filing a written argument regarding the city measure.

Speaking at length against the proposal were The Redlands Association members Tex Moore, Jerry Biggs, and Bill Cunningham. Louis Fletcher, a property owner in the Donut Hole, urged the City Council to approve this agreement as he felt it was time to put this issue to rest. Tom Dotson further explained the CEQA review. Each Councilmember expressed their viewpoint and support of this proposal and then took the following actions:

Environmental Assessment - Councilmember Gilbreath moved to approve the Addendum to the City of Redlands General Plan Master Environmental Assessment/Final EIR for the project consisting of the proposed contract to apportion sales tax revenue and provide municipal services and the proposed initiative ordinance relating to the contract and a General Plan amendment clarifying Principle 1A.20 of the General Plan. Motion seconded by Councilmember Harrison and carried unanimously by a roll call vote.

Resolution No. 6189 - Contract Approval - Councilmember Gilbreath moved to approve Resolution No. 6189, a resolution of the City Council of the City of Redlands approving a contract with the County of San Bernardino for the apportionment of sales and use tax revenue and the provision of City municipal services within the Donut Hole and making certain determinations related thereto. Motion seconded by Councilmember Harrison and carried unanimously by a roll call vote.

Resolution No. 6186 - Special Municipal Election - Councilmember Gilbreath moved to adopt Resolution No. 6186, a resolution of the City Council of the City of Redlands, California, calling and giving notice of the holding of a Special Municipal Election on Tuesday, November 4, 2003, relating to Ordinance No. 2550, an initiative ordinance of the People of the City of Redlands consenting to the City's extension beyond December 31, 2003, of the term of the contract with the County of San Bernardino to apportion sales and use tax revenue generated by businesses located within the unincorporated area known as the "Donut Hole" and for the City's provision of municipal services to the "Donut Hole" and approving an amendment to the City's General Plan relating to development within the City's planning area and sphere of influence, and amending Resolution No. 6170. Motion seconded by Councilmember Peppler and carried unanimously by a roll call vote.

Resolution No. 6187 - Impartial Analysis - Councilmember Gilbreath moved to adopt Resolution No. 6187, a resolution of the City Council of the

City of Redlands directing the City Attorney to prepare an impartial analysis for Ordinance No. 2550, an initiative ordinance of the People of the City of Redlands consenting to the City's extension beyond December 31, 2003, of the term of the contract with the County of San Bernardino to apportion sales and use tax revenue generated by businesses located within the unincorporated area known as the "Donut Hole" and for the City's provision of municipal services to the "Donut Hole" and approving an amendment to the City's General Plan relating to development within the City's planning area and sphere of influence. Motion seconded by Councilmember Peppler and carried unanimously by a roll call vote.

Resolution No. 6188 - Ballot Arguments Priority - City Clerk Poyzer explained the process setting priorities if more than one written argument is submitted. A packet of information regarding filing deadlines and regulations for the submission of arguments in favor of or against a ballot measure was provided. Following discussion, Councilmember Gilbreath moved to designate Councilmember Peppler and Councilmember Haws to prepared an argument in favor of the ballot measure. Motion seconded by Councilmember Harrison and carried unanimously by a roll call vote. Councilmember Gilbreath moved to adopt Resolution No. 6188, a resolution of the City Council of the City of Redlands setting priorities for filing a written argument regarding a City measure. Motion seconded by Councilmember Harrison and carried unanimously by a roll call vote.

## CONSENT CALENDAR

Minutes - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the minutes of the regular meeting of July 15, 2003, were, by a roll call vote, approved as submitted.

Voting Delegate - League of California Cities - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously designated Councilmember Jon Harrison to serve as the voting delegate for the League of California Cities' 2003 Annual Conference to be held September 7-10, 2003, in Sacramento.

Bills and Salaries - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, payment of bills and salaries was unanimously acknowledged by a roll call vote.

Contract Award - Carpet Replacement - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved award of a contract to New Image Commercial Flooring in the amount of \$9,205.94 for carpet and tile installation with Finance-Administration, Police-MIS, and Finance-Purchasing.

Planning Commission Actions - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the report of the Planning Commission meeting held on July 22, 2003, was, by a roll call vote, acknowledged as received.

Agreement - Final Approval for Parcel Map No. 15744 - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved a subdivision improvement agreement for Parcel Map No. 15744 (Minor Subdivision No. 260) for the subdivision of 6.05 acres into two commercial parcels located on the north side of Redlands Boulevard at the terminus of Iowa Street (Anderson Jackson Group and LAACO Ltd., applicant), and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously granted final approval for Parcel Map No. 15744 (Minor Subdivision No. 260) as submitted by the applicant.

**(Feb.10, 2004 Asst. Public Works Director Fujiwara advised the City Clerk's Office that a correction should reflect Parcel Map No. 15870)**

Defense Agreement - Bear Valley Mutual Water Company - Due to a potential conflict of interest, Councilmember Gilbreath retired from the Council Chambers and did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Councilmember Harrison moved to approve a master joint defense agreement with Bear Valley Mutual Water Company to protect our joint water supply interests in the Santa Ana River and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. Motion seconded by Councilmember George and carried by the following roll call vote:

AYES: Councilmembers Peppler, George, Harrison; Mayor Haws

NOES: None

ABSENT: None

ABSTAINED: Councilmember Gilbreath

Settlement Agreements - Mountain Crest Apartments - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously acknowledged settlement agreements with Tung Thanh Dinh and True-Linh Thi Bui for property located at 521 Brockton Avenue and with Dr. John Eugene Jr. and Karyl Eugene and Robert Trummer for property located at 522 East Lugonia Avenue and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. The City Council authorized settlement of these matters in closed session and this release reflects the terms and conditions for said settlement.

Appointment - Parks Commission - Mayor Haws nominated Kristin Saukel for reappointment to the Parks Commission to a four-year term. On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved this nomination.

Pre-Disaster Mitigation Competitive Grant Program - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously authorized staff to apply for a pre-disaster mitigation competitive grant through the Federal Emergency Management Agency, Emergency Preparedness and Response Directorate, Department of Homeland Security. At the end of the evening session, Public Works Director Mutter asked the City Council to consider this matter further by establishing priorities on the eligible projects. He reviewed the potential projects and recommended applying for the Mitigation Planning Grant identifying two projects: acquisition of land in the county area to construct the future Crafton Detention Basin and a seismic retrofit of the Civic Center, 35 Cajon Street. Councilmember Gilbreath moved to approve this recommendation; motion seconded by Councilmember George and carried by AYE votes of all present with Councilmember Peppler being absent.

Fee Waiver - Redlands Sunrise Rotary Club - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved a waiver of reservation fees for use of Sylvan Park by the Redlands Sunrise Rotary Club on Saturday, September 6, 2003.

Resolution No. 6183 - Traffic - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously adopted Resolution No. 6183, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: establish speed limits on Redlands Boulevard between California Street and Ford Street and on Garden Street between Mariposa Drive and Cajon Street.

Rejection of Bids - Redlands Sports Park - Bids were opened and publicly declared on July 24, 2003, by the City Clerk for the Redlands Sports Park Project, Phase I; a bid opening report is on file in the Office of the City Clerk. The bids were reviewed by staff to determine if they were responsive to bid requirements. The lowest bid by a responsible bidder was \$3,529,735.00 over the engineer's estimate. The high bids received were due in part to the likelihood of encountering large quantities of rock during the earthwork, the requirement of high caliber soil amendments, and the small scale of the buildings. The amount of the lowest responsive bid was in excess of funds planned and available for this project. Staff has concluded that it is in the City's best interest to reject all bids. Staff has already initiated a plan to modify the bid documents to facilitate bids within the City's budget. It is planned to re-bid the project with a reduced scope and separate the bid schedules into two projects: a grading-related bid and a building-related bid. This should allow better coordinated bids and less overhead for major subcontractors, resulting in better bids and less cost. Due to the cost, it will be necessary, in the Phase I project, to reduce the number of soccer fields from eight to four and to remove

the soccer area building. Staff also received several suggestions from the bidders on how to bring the project unit costs down such as using broom-finish concrete instead of sand-blast finish, which will be reviewed for inclusion in the bid documents. On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously rejected the five bids received for the Redlands Sports Park Project, Phase I.

Authorize Payment - Redlands Sports Park - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously authorized payment to STB Landscape Architects for modifying the detention basin and the soccer field design during the bid process in the amount of \$10,694.74.

Consultant Contract Amendments - Redlands Sports Park - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council unanimously approved, by a roll call vote, a fourth amendment to the Purkiss-Rose RSI contract to modify the Redlands Sports Park design to separate out the grading work, to incorporate addendum modification, and other value engineering revisions for a design fee not to exceed \$30,000.00, and authorized the Mayor and City Clerk to execute the amendment on behalf of the City. On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council unanimously approved, by a roll call vote, a sixth amendment to the STB Landscape Architects contracts to modify the Redlands Sports Park's soccer field quantity to four instead of eight, to separate out the grading work, and other value engineering revisions for a design fee not to exceed \$20,000.00, and authorized the Mayor and City Clerk to execute the amendment on behalf of the City.

Agreement - Facility Upgrades - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved an agreement to furnish professional services with Higginson+Cartozian Architects, Inc. for professional services for facility upgrades at the Hillside Memorial Park, Municipal Utilities, and the Wastewater Treatment Plant for the amount of \$22,800.00; authorized staff to approve contingent costs up to 10 percent over the initial amount, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Contract Award - Non-Potable Water Systems - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously awarded the equipment purchase and station start-up for the pump system for the Zone 1300 and 1520 Non-Potable Water Systems to Flowtronex, a wholly owned subsidiary to ITT Industries, for the amount of \$24,988.99.

Contract Award - North Orange Wellfield - Bids were opened and publicly declared on March 20, 2003, by the City Clerk for the North Orange Wellfield,

Well No. 1 Equipment Installation Project; a bid opening report is on file in the Office of the City Clerk. It was the recommendation of the Municipal Utilities Department that the responsible bidder submitting the bid for said project which will result in the lowest cost for the City was F. M. Electric, Inc. in the amount of \$24,815.00, and it would be in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved an agreement for public improvement project with F. M. Electric, Inc. for the installation of the North Orange Wellfield, Well No. 1 electrical equipment based on the total negotiated bid amount of \$24,815.00 from a sole source, authorized staff to approve contingent costs up to 10 percent over the initial amount, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Crane Truck Purchase - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously awarded the bid for the purchase of a crane truck for the Municipal Utilities Department, Water Division, to Pacific Utility Equipment and authorized staff to issue a purchase order in the amount of \$158,686.66.

Water Tanker Truck Purchase - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously awarded the bid for the purchase of a water tanker truck for the Municipal Utilities Department, Water Division, to Los Angeles Freightliner and authorized staff to issue a purchase order in the amount of \$107,473.08.

Agreement - Water and Wastewater Facilities - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved an agreement with the firm of Carollo Engineers to furnish professional services for preparation of a Water and Wastewater Facilities Vulnerability Assessment, Risk Management Plans, and an Emergency Response Plan.

Agreement - Water Recycling Program Grant - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved the final Water Recycling Program Grant agreement and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

FAA Grant Agreement - Redlands Municipal Airport - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved an FAA Grant Agreement, AIR 3-06-0195-07, for runway and taxiway improvements at the Redlands Municipal Airport and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Resolution No. 6180 - Paramedic Special Tax - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously adopted Resolution No. 6180, a resolution of the City Council of the City of Redlands setting the special tax for emergency paramedic services for fiscal year 2003-04.

Resolution No. 6181 - Weed Abatement Assessments - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously adopted Resolution No. 6181, a resolution of the City Council of the City of Redlands providing for the assessment of costs resulting from the abatement of weeds which constitute a fire hazard.

Contract - Paramedic Training Site - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved a contract with The California Paramedic Institute identifying the Redlands Fire Department as a paramedic training site.

Agreement - Community Center Rehabilitation - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously approved an agreement to furnish consultant services with Higginson+Cartozian Architects, Inc. for the Redlands Community Center Rehabilitation, Phase IV, Project.

Funds - Grant Award - Special Victims Unit - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously authorized the Mayor to accept the Governor's Office of Criminal Justice Planning Grant award of \$55,000.00 to maintain a Community Service Officer serving in the Special Victims Unit of the Redlands Police Department and to authorize an additional appropriation of \$55,000.00 to the Police Department to fund the grant for the 2003-04 budget year.

Funds - Donation - Building A Generation - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously accepted donations in the amount of \$500.00 received from Vaughn Bryan and approved an additional appropriation of \$500.00 in funds to be used towards the community services programs at the Decafé and Building A Generation.

COPS Grant Acceptance - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously accepted the U. S. Department of Justice, Office of Community Oriented Policing Services (COPS) Value-Based Initiative Program (VBI) Grant and authorized the addition of one Police Officer position to the Police Department.

Resolution No. 6191 - Building A Generation CDBG Grant - On motion of Councilmember Peppler, seconded by Councilmember Gilbreath, the City



Council, by a roll call vote, unanimously adopted Resolution No. 6191, a resolution of the City Council of the City of Redlands authorizing the Redlands Police Department to administer the CDBG grant awarded by the County of San Bernardino to the United Way for programs sponsored by Building A Generation.

Resolution No. 6190 - Salary - On motion of Councilmember Pepler, seconded by Councilmember Gilbreath, the City Council, by a roll call vote, unanimously adopted Resolution No. 6190, a resolution of the City Council of the City of Redlands establishing a salary schedule and compensation plan for City employees and rescinding Resolution No. 6176. This resolution reflects employee reclassifications within the Library, Police Department, and Municipal Utilities Department as recommended by department heads and reviewed by Human Resources staff.

## PLANNING AND COMMUNITY DEVELOPMENT

Open Space - Community Development Director Shaw reported that Councilmember Harrison directed staff to prepare a report for the City Council that identified and evaluated alternative approaches to open space preservation. Principal Planner Bob Dalquest presented the report stating the objective was to initiate a dialog amongst the City Council on various methods of preserving open space and subsequently lead to a joint meeting of the City Council and the Planning Commission on this issue. Mr. Dalquest reviewed State law requirements regarding adoption of an open space element as part of the General Plan; non-regulatory approaches such as land banking, conservation and preservation organizations, open space and conservation easements, and purchase development rights; regulatory approaches such as open space zoning, Williamson Act program, and Agricultural Preserve; and open space preservation through the subdivision map process. Councilmember George suggested other groups with information about tax benefits also be invited to this meeting. Councilmember Harrison suggested the Trails Committee also be included in the discussion. Mayor Haws asked that a map be prepared showing where the open space is located. Councilmembers concurred to continue this discussion of open space preservation within the City of Redlands at a meeting interested groups to be held prior to the end of September, 2003, and directed staff to coordinate the day and time of said meeting.

## COMMUNICATIONS

Street Tree Committee Report - Councilmember Harrison presented a report from the Street Tree Committee as it continues to work with staff, the Parks Commission, and the City Council in an effort to properly manage, maintain, and improve our urban forest. The Street Tree Committee has prepared proposed amendments to the Redlands Municipal Code and sample excerpts from Claremont and Pasadena's Municipal Codes. Councilmember Harrison moved to forward the Street Tree Committee report to staff for consideration.

and development of appropriate amendments to the Redlands Municipal Code and directed that the proposed revisions be placed on the next agendas of the Parks Commission, Street Tree Committee, Planning Commission, and Public Works Commission for comment; based on the recommendations these bodies, the City Attorney shall prepare the final version of the amendments to the Redlands Municipal Code for consideration by the City Council at its meeting of October 21, 2003; at that meeting, staff will also present methods for encouraging citizen participation in the replacement of parkway trees in front of their property. Motion seconded by Councilmember George and carried, by a roll call vote, unanimously.

### CLOSED SESSION

The City Council meeting recessed at 4:50 P.M. to the Redevelopment Agency meeting and reconvened at 4:51 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code § 54956.8
  - a. Property: 1329 Barton Road  
Negotiating parties: Linda Emmerson and Naji Doumit  
Under negotiation: Terms and price
  - b. Property: APN 168-121-04  
Negotiating parties: Linda Emmerson and David Reck, San Bernardino County Schools  
Under negotiation: Terms and price
  - c. Property: APN 168-121-03 and 04  
Negotiating parties: Linda Emmerson and Carol and Tom Soffel  
Under negotiation: Terms and price
  - d. Property: APN 169-281-19 and 23  
Negotiating parties: John Davidson and George Krikorian  
Under negotiation: Terms and price
2. Conference with labor negotiator - Government Code § 54957.6  
City negotiator: John Davidson, Tina Kundig, and Marjie Pettus  
Employee Organization: Redlands Association of Mid-Management Employees and General Employees Association of Redlands

The meeting reconvened at 7:00 P.M. at which time Mayor Pro Tem Pepler was not present.

### PRESENTATION

Salt & Light Quartet - The Salt & Light Quartet, featuring Stan Wright, Tilden Spencer, Jim Hynes, and John Gibson sang our National Anthem, *The Star-Spangled Banner* much to the delight of the audience. Mayor Haws presented the group a certificate of appreciation as an expression of

gratitude from the City Council of the City of Redlands for their presentation of our National Anthem.

### ANNOUNCEMENTS/REPORTS

Councilmembers reported on their activities and attendance at meetings during the past three weeks.

### LAND USE AND PUBLIC HEARINGS

Cinnamon Forest, LLC - Marilyn Burchill, Applicant - A public notice was advertised for a draft mitigated negative declaration and a public hearing for Socio-Economic Analysis and Cost/Benefit Study for Pre-Annexation Agreement No. 03-04 for utility connections for a 13.32-acre parcel proposed for a five-lot single-family residential subdivision located on the east side of Walnut Street, north of Valencia Drive, in the Crafton area. Community Development Director Shaw described the project in detail. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Representing the applicant, Jeffrey A. Slavin was present to answer any questions. Theresa Kwappenberg, Friends of Crafton Hills, stated they were pleased to see projects with 2-1/2 acre lots in this area. There being no further comments, the public hearing was declared closed.

Negative Declaration - Councilmember Harrison moved to approve the Environmental Review Committee's negative declaration for Pre-Annexation Agreement No. 03-04 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

Socio-Economic Analysis and Cost/Benefit Study - Councilmember Harrison moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Pre-Annexation Agreement No. 03-04 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

Pre-Annexation Agreement No. 03-04 - Councilmember Harrison moved to approve Pre-Annexation Agreement No. 03-04. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

Resolution No. 6149 - General Plan Amendment No. 89

Resolution No. 6150 - Specific Plan No. 40 (Amendment No. 25) - Public notice was advertised for this time and place to consider a negative declaration and a public hearing for Resolution No. 6149, a General Plan Amendment to change the land use designation from "Parks/Golf Courses" to "Office" on three contiguous parcels that total 3.40 acres located on the east side of Nevada Street, north of Barton Road and a negative declaration and a public hearing for Resolution No. 6150 to adopt an amendment to the East Valley Corridor Specific Plan to: (a) change the land use designation of one parcel approximately 8,400 square feet (a portion of the Barton Property) located on the east side of Nevada Street, north of Barton Road, from the EV/3000RM (Multiple Family Residential) District to EV/AP (Administrative Professional) District; (b) amend Section EV3.0513 (Conditionally Permitted Uses) and add Subsection (5) to allow limited retail uses; and (c) add Subsection (6) to allow weddings and receptions on property containing a designated historic landmark. Community Development Director Shaw described the project in detail. Mayor Haws declared the meeting open as a public hearing and asked Terry Vines for an report on the renovation of the Barton House. Dr. Vines updated their progress noting they were really moving forward; he also assured Councilmembers that the orange grove will be preserved. The public hearing was declared closed.

Negative Declaration - Councilmember George moved to approve the Environmental Review Committee's negative declaration for General Plan Amendment No. 89 and Specific Plan No. 40 (Amendment No. 25) based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

Resolution No. 6149 - Councilmember George moved to adopt Resolution No. 6149, a resolution of the City Council of the City of Redlands adopting Amendment No. 89 to the General Plan. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

Resolution No. 6150 - Councilmember George moved to adopt Resolution No. 6150, a resolution of the City Council of the City of Redlands amending the East Valley Corridor Specific Plan (Specific Plan No. 40) (Amendment No. 25) relating to conditionally permitted uses and land use. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present with Councilmember Peppler being absent.

## PUBLIC HEARINGS

Resolution No. 6175 Street Vacation No. 125 - Public hearing was advertised for this time and place for the vacation of a two-foot wide strip of public right-

of-way for a distance of 283.85 feet along the west side of New Jersey Street, south of Park Avenue. Community Development Director Shaw reviewed the proposal. Mayor Haws declared the meeting open as a public hearing for any questions or comments concerning this street vacation. None being forthcoming, the public hearing was declared closed, and Resolution No. 6175, a resolution of the City Council of the City of Redlands finding that a portion of a certain street is unnecessary for present or prospective street purposes and ordering the vacation of said portion (Street Vacation No. 125), was adopted, by AYE votes of all present with Councilmember Peppler being absent, on motion of Councilmember Gilbreath, seconded by Councilmember Harrison.

Resolution No. 6131 - Landscape Maintenance District No. 1 - Public hearing was advertised for this time and place to consider Resolution No. 6131, a resolution of the City Council of the City of Redlands ordering the maintenance of improvements, granting final approval of the Engineer's Report, and confirming the assessment for 2003-04 for Landscape Maintenance District No. 1. Public Works Director Mutter reported the preliminary report for Landscape Maintenance District No. 1 was presented to the City Council on May 20, 2003. Resolution No. 6129, granting preliminary approval of the Engineer's Report, and Resolution No. 6130, declaring its intention to levy and collect assessments for Fiscal Year 2003-04 pursuant to the Lighting and Landscaping Act of 1972, have been adopted by the City Council. With the assessment for the remaining lots being the same as last year, the fund deficit will continue to increase. It is estimated that costs in the Landscape Maintenance Assessment District for Fiscal Year 2003-04 will exceed assessments by \$31,000.00. On June 17, 2003, the City Council held a public meeting providing an opportunity to review the Engineer's Report and receive questions and comments from the public. Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6131. Motion seconded by Councilmember George and carried by AYE votes of all present with Councilmember Peppler being absent.

Resolution No. 6135 - Street Lighting District No. 1 - Public hearing was advertised for this time and place to consider Resolution No. 6135, a resolution of the City Council of the City of Redlands ordering the maintenance of improvements, granting final approval of the Engineer's Report, and confirming the assessment for 2003-04 for Street Lighting District No. 1. Public Works Director Mutter reported the preliminary report for Street Lighting District No. 1 was presented to the City Council on May 20, 2003. Resolution No. 6133, granting preliminary approval of the Engineer's Report, and Resolution No. 6134, declaring its intention to levy and collect assessments for Fiscal Year 2003-04 pursuant to the Lighting and Landscaping Act of 1972, have been adopted by the City Council. The proposed assessments for the Street Lighting Assessment District No. 1 for Fiscal Year 2003-04 are \$37,913.13. On June 17,

2003, the City Council held a public meeting providing an opportunity to review the Engineer's Report and receive questions and comments from the public. Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6135. Motion seconded by Councilmember George and carried by AYE votes of all present with Councilmember Peppler being absent.

#### UNFINISHED BUSINESS

Contract - Covington Project - On June 17, 2003, the City Council directed staff to hire an environmental consultant to review the environmental assessment for the preparation of an Environmental Impact Report for General Plan Amendment No. 93, Agricultural Preserve Removal No. 100, Zone Change No. 390, and Tentative Tract No. 16361 for property located south of Highview Drive and east of Freya Drive (Covington Construction and Development). Community Development Director Shaw reported staff sent out requests for proposals to three environmental consultants: Tom Dodson and Associates, LSA, and Michael Brandman Associates. Only Michael Brandman Associates submitted a proposal. Following discussion, Councilmember George moved to approve the initial contract of \$127,000.00 with Michael Brandman Associates for preparation of an Environmental Impact Report for General Plan Amendment No. 93, Agricultural Preserve Removal No. 100, Zone Change No. 390, and Tentative Tract No. 16361, and authorized staff to proceed up to \$186,200.00 if additional studies are needed. Motion seconded by Councilmember Harrison and carried by AYE votes of all present with Councilmember Peppler being absent.

#### NEW BUSINESS

Ordinance No. 2545 - Institutional Directional Signs - Community Development Director Shaw reported the City is home to certain institutional uses including the University of Redlands and the Redlands Community Hospital which, due to their unique nature or other special attributes, have particular needs with respect to directional signs. This proposed amendment to the City's Sign Code would establish regulations for the provision of institutional directional signs in the public right-of-way. Ordinance No. 2545, an ordinance of the City of Redlands amending Chapter 12.55 of the Redlands Municipal Code to establish policies for institutional directional signs, was read by title only by City Clerk Poyzer, and on motion of Councilmember Harrison, seconded by Councilmember George, further reading of the ordinance text was waived, and Ordinance No. 2545 was introduced and laid over under the rules with adoption scheduled for September 2, 2003, by AYE votes of all present with Councilmember Peppler being absent.

Resolution No. 6155 - University of Redlands Signs - Councilmember Harrison moved to adopt Resolution No. 6155, a resolution of the City Council of the City of Redlands adopting a locational plan for the placement of directional signs for the University of Redlands within City right-of-way. Motion seconded by Councilmember George and carried by AYE votes of all present with Councilmember Peppler being absent. Phillip C. Doolittle, University of Redlands, thanked the City Council for approving this resolution.

Ordinance No. 2548 - Execution of City Documents - Airport - Municipal Utilities Director Phelps reported that aircraft tie-down permits are a unique type of "lease" arrangement between the City and members of the public. The City rents out tie-down spaces on an as-needed basis for both short and long term use. To maintain efficient airport operations, and to prevent inconvenience to the aircraft operators, staff wishes to enter into, and execute in behalf of the City, aircraft tie-down permits without City Council approval. Ordinance No. 2548 will provide the City Manager, or his or her designee, the authority to execute these permits. Ordinance No. 2548, an ordinance of the City of Redlands amending Chapter 2.15 of the Redlands Municipal Code relating to execution of City documents (Section 12.15.040: Execution of Aircraft Tie-Down Permits), was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember George, further reading of the ordinance text was waived, and Ordinance No. 2548 was introduced and laid over under the rules with adoption scheduled for September 2, 2003, by AYE votes of all present with Councilmember Peppler being absent.

#### PUBLIC COMMENTS

Ordinance No. 2550 - Donut Hole Tax Exchange Agreement - Theresa Kwappenberg asked the City Council for clarification of several points in the proposed Ordinance No. 2550 (scheduled to be on the November 4, 2003, ballot). City Attorney McHugh and Mayor Haws responded to her questions.

#### ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:59 P.M. The City Council will not meet on August 19, 2003; the next meeting will be held on September 2, 2003.

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City Clerk