

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on February 15, 2005, at 3:00 P.M.

PRESENT Susan Pepler, Mayor
Gilberto Gil, 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 only); Michael Reynolds, City Treasurer; Cletus Hyman, Deputy Police Chief; Mel Enslow, Fire Chief; 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.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the minutes of the regular meeting of February 1, 2005, were approved as submitted.

Bills and Salaries - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, payment of bills and salaries was acknowledged.

Redevelopment Funds - ERAF - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved the payment of \$420,487.00 into the County's Education Revenue Augmentation Fund (ERAF) from budgeted Redevelopment Agency funds on or before May 10, 2005, and to report the source of this funding to the County Auditor by March 1, 2005, as required by Section 33681.12 of the Health and Safety Code.

Agreement - CFD No. 2003-1 - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an appraisal/consultation agreement with Bruce W. Hull & Associates, Inc. for appraisal of Zone 1 property within the Community Facilities District No. 2003-1 to provide for a test for release of escrowed bond funds and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the report of the Planning Commission meeting held on February 8, 2005, was acknowledged as received.

Subdivision Improvement Agreement - Tract No. 15469 - Final Approval - Due to a potential conflict of interest, Councilmember Harrison 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 Gilbreath moved to approve a subdivision improvement agreement, authorized the Mayor to execute the document on behalf of the City. Motion seconded by Councilmember Pepler and carried with Councilmember Harrison abstaining. Councilmember Gilbreath moved to approve the final map for recordation of Tentative Tract No. 15469 located south of the terminus of Sutherland Drive, Ashforth Drive and South Lane in Specific Plan No. 47, Trimark Pacific - Silverleaf, LLC, applicant. Motion seconded by Councilmember Pepler and carried by AYE votes of all present with Councilmember Harrison abstaining.

Funds - Building and Safety Division - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously a request for an additional appropriation in the amount of \$65,000.00 to increase Other Professional Services in the Building and Safety Division to pay for professional building inspection services, counter support and structural plan check review by Willdan.

Time Extension - Mark Utzinger, Applicant - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved a request for a 90-day extension of processing time and waiver and release of claims as provided for under the California Environmental Quality Act for General Plan Amendment No. 2005-1-C, Zone Change No. 386 and Conditional Use Permit No. 768 for a proposed senior housing project located on 4.76 acres on the north side of Orange Avenue, 300 feet east of Kansas Street.

Ordinance No. 2596 - Appeals to Animal Control Board Decisions - Ordinance No. 2596 an ordinance of the City of Redlands amending Chapter 6.05 of the Redlands Municipal Code relating to vicious and potentially dangerous dogs and establishing appeal requirements for Animal Control Board decision, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Gil.

Fee Waiver - Redlands Shakespeare Festival - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved the waiver of fees and charges for use of the Redlands Bowl and Smiley Park by the Redlands Chamber of Commerce and the Redlands Shakespeare Festival to be held on May 6-22, 2005, and further that the cleanup

deposit of \$1,000.00 be required and all required certificates of insurance be submitted prior to the event.

Civic Center Parking Lot - Grounds for Enjoyment - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved the request by Green Acres Advertising Design on behalf of Grounds for Enjoyment to use the Civic Center parking lot on the evening of March 5, 2005, for a fundraiser on behalf of a regional burn center subject to the conditions recommended by staff.

Local Emergency Continuance - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved continuation of the local emergency proclamation as a result of the devastating and severe rainstorms which began on January 6, 2005, and continued through January 11, 2005.

Agreement/License - Fire Training - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an agreement/license for entry upon land and release of use of property as a training site with Ryland Homes of California, Inc. to conduct burn/non-burn training at their property located at 1205 East San Bernardino Avenue (APN 168-061-01) in Redlands and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Donation - Senior Transportation Program - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously accepted the donation by the Beaver Medical Group's Epic Management of one multi-passenger van to be utilized by the Senior Transportation Program and authorized staff to incorporate the vehicle into its fleet of vehicles.

Agreement - Grant Funds - Police Department - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously accepted \$24,895.00 from the State of California Office of Traffic Safety for the acceptance of the Traffic Safety Seat-Belt Compliance Campaign grant, and authorized an additional appropriation in that amount to the Police Department to pay for police personnel overtime, and authorized the Mayor and Chief of Police to execute, and the City Clerk to attest to, all documents associated with this grant.

Funds Transfer - Agreement - Roofing Work - The agreement for roofing work with Huffman Roof Company to replace the roof at 525 North University Street, was continued to March 1, 2005.

Agreement Amendment - Library Carpet Replacement - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved Amendment No. 1 to the agreement for public

improvement project with Moore Flooring, Inc. for carpet replacement at A. K. Smiley Public Library and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

NEW BUSINESS

Funds - Budget Review - Finance Director Kundig, assisted by Assistant Finance Director Tom Steele, reported that each year the Finance Department prepares a review of the current year budget based on where we are financially at mid-year. The review presented was based on revenue and expenditure activity through December 31, 2004, with that information incorporated into revised projections through June 30, 2005. Staff recommended increasing the estimates for VLF and sales taxes to provide a more accurate financial picture of the City's General Fund based on the best information available at mid-year. Councilmembers discussed the information presented. Councilmember Pepler moved to approve an increase in estimated revenues for 2004-2005 in the amount of \$1,326,070.00 for sales taxes and in the amount of \$830,000.00 for Motor Vehicle Licenses Fees (VLF), split between VLF revenue and property taxes as indicated by the Proposition 1A Vehicle License Fee Swap. Motion seconded by Councilmember Gil and carried with Councilmember Gilbreath voting NO.

Agreement - Appraisal Services - Sports Park - Water Resources Chief Headrick reported that as a result of the scheduling delays to the City's Sports Park Project associated with the endangered species reviews and issues, the City is considering alternative locations for the project. This process is also affected by State grant funding requires which mandate completion of specific project milestones as a condition of grant funding. In order to continue with development of the project, an appraisal of real property is required to establish a valuation for potential alternative locations for the project. Mr. James Smothers has previously completed similar appraisal for the City and his firm has been responsive and cost effective in meeting the City's needs. The City Manager will coordinate the appraisal process, including the assessment of parcels which may be suitable for recreational use. Councilmember Harrison asked if these appraisals included the parcels that are available in the current site. Mr. Headrick replied this agreement did not cover those parcels. City Manager Davidson felt it warranted looking at them. Councilmember Gilbreath suggested we explore with other cities who might also need mitigation measures. Councilmember Pepler moved to approve an agreement with James Smothers for appraisal of real property (APNs 0167-021-07, 19, 20 and 24; and 0167-031-03, 04, 05, 06, 07, 08, 09 and 14), authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City, and authorized the City Manager to assess potential property acquisition for recreational purposes. Motion seconded by Councilmember George and carried unanimously.

COMMUNICATIONS

First Step Transitional Housing Facility - Councilmember George recapped previous presentations to the City Council by the Redlands Charitable Resources Coalition. The Coalition is seeking City Council consensus to utilize very low, low and moderate income set-aside funds for the purpose of acquiring and preparing a transitional housing facility to temporarily house families which find themselves without sufficient resources to procure safe, affordable housing. The purpose of the site is to quickly stabilize these families in a stay of forty-five to sixty days before they move on into a different environment provided by programs such as Redlands Family Services, Inland Temporary Homes and the Holt Houses. The Coalition has been in discussions with Congressman Lewis and his staff regarding this project, and he has expressed great interest in providing assistance. A member of the Coalition, Pastor Craig Turley, has an appointment with Congressman Lewis and his staff in Washington, D.C. on March 3, 2005. Urging the City Council to approve this concept were Michael and Sam Canteo and their mother Liz Canteo who lost their home last December in a fire. Councilmembers again expressed concerns regarding federal funding regulations which may not allow us to only assist Redlands' families, the possible need for kitchen units and the daily operation of the facility. Councilmember Pepler indicated she was not ready to make a decision yet. Councilmember Gil was not pleased to receive the informational materials just prior to the meeting and stated he was not supportive at this time. Councilmember Harrison felt issues raised could be addressed as we proceed and was willing to continue exploring funding sources. Councilmember Gilbreath was concerned about getting the materials at the last minute and still had some reservations but was willing to support the Coalition in proceeding. Councilmember Pepler wanted to see the letter and have the opportunity to review it before it goes to Washington D.C. Further discussion ensued with further comments from Pastor Felix Jones, the Canteos, and Pastor Don Wallace. By consensus, the Coalition was permitted to proceed but ordered to allow Councilmembers the opportunity to see a draft of the letter prior to taking it to Washington, D.C.

The City Council meeting recessed at 4:26 P.M. and reconvened at 7:00 P.M.

ANNOUNCEMENTS/REPORTS

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

LAND USE AND PUBLIC HEARINGS

Edward Anderson, Applicant - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as public hearings for a Socio-Economic Analysis and Cost/Benefit Study for Ordinance

No. 2595, Zone Change No. 411, a change of zone from R-S (Suburban Residential) District to T (Transitional) District for .72 acres of vacant property located on Roberts Road approximately 400 feet northwest of Laurel Street; Commission Review and Approval No. 794, a Commission Review and Approval for construction of a two-story, 39,178 square foot medical office condominium project and a separate off-site parking facility on 4.29 gross acres located on Terracina Boulevard and Roberts Road approximately 400 feet northwest of Laurel Street in the M-F (Medical Facilities) District and R-S (Suburban Residential) District; and Minor Subdivision No. 282, a Minor Subdivision to subdivide six existing parcels of land into two large parcels for the construction of a two-story, 39,178 square foot medical office condominium project located on Terracina Boulevard approximately 400 feet northwest of Laurel Street in the M-F (Medical Facility) District. Community Development Director Shaw described the proposed project. Councilmember George expressed concerns about the parking lot in a residential neighborhood. Community Development Director Shaw reported the property owner to the north had expressed concerns at the Environmental Review Committee and the applicant worked with him and there was no opposition at the Planning Commission meeting. Mayor Pepler declared the meeting open as a public hearing for any questions or comments. Ed Anderson, the applicant, complimented staff for their assistance in processing the project. He reported that he had met with the property owner to the north and fixed his concerns. There being no further comments, the public hearing was declared closed.

Mitigated Negative Declaration - Councilmember Gilbreath moved to approve the Environmental Review Committee's mitigated negative declaration for Ordinance No. 2595, Commission Review and Approval No. 794, and Tentative Parcel Map No. 16954 for Minor Subdivision No. 282 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 Pepler and carried unanimously.

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Gilbreath moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Ordinance No. 2595, Commission Review and Approval No. 794, and Tentative Parcel Map No. 16954 for Minor Subdivision No. 282 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 Pepler and carried unanimously.

Ordinance No. 2595 - Zone Change No. 411 - Ordinance No. 2595, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code revising the City's Land Use Zoning Map and approving Zone Change No. 411, was read by title only by City Clerk Poyzer, and on

motion of Councilmember Gilbreath, seconded by Councilmember Peppler, further reading of the ordinance text was unanimously waived, and Ordinance No. 2595 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for March 1, 2005.

Commission Review and Approval No. 794 - Councilmember Gilbreath moved to approve Commission Review and Approval No. 794 subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Peppler and carried unanimously.

Tentative Parcel Map No. 16954 for Minor Subdivision No. 282 - Councilmember Gilbreath moved to approve Tentative Parcel Map No. 16954 for Minor Subdivision No. 282 subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Peppler and carried unanimously.

Visioning Committee - Due to a potential conflict of interest, Councilmember Gil 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. Community Development Director Shaw reminded Councilmembers it took action on January 4, 2005, to abandon all actions associated with the formation of the North Redlands Redevelopment Project and requested the initiation of a community visioning process for the area located north of Interstate 10, east of State Route 30, and west of Church Street. He announced staff has scheduled a community visioning meeting to be held on Monday, February 28, 2005, at the Community Senior Center, 111 West Lugonia Avenue, at 7:00 P.M. The purpose of the meeting will be to discuss the role, function and components of the committee, identify some of the key goals/objectives/program that we would like to discuss as a committee, set up a working schedule, and establish the committee's relationship with the City. A letter has been mailed to the 62 residents of the area notifying them of this meeting. Councilmembers discussed coordination of attendance by Councilmembers with City Attorney McHugh advising them that if a majority wanted to attend, we would need to notice the meeting as a special meeting.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:34 P.M. The next regular meeting will be held on March 1, 2005.

Lorrie Poyzer, City Clerk
Redlands, California