

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 July 15, 2003.

PRESENT Karl N. (Kasey) Haws, Mayor  
Susan Pepler, 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; Michael Reynolds, City Treasurer; Cletus Hyman, Deputy Police Chief; Mel Enslow, Fire Chief; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director.

The meeting was opened with an invocation by Mayor Haws followed by the pledge of allegiance.

#### ANNOUNCEMENTS/REPORTS

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

#### PRESENTATIONS

Cultural History Project - Introduced by Councilmember George, Robert Gonzales updated us on his documentary project known as "Living on the Dime."

Redlands Mall Parking - An attorney representing the Redlands Mall, Ed Dygert, presented a proposal regarding the use of the parking facilities. Their proposal was to make the 286 parking spaces in the garage available for parking from 6:30 A.M. to 10:30 P.M. and the 140 spaces in the auxiliary public parking lot on the south side of Citrus Avenue available for three-hour parking; the balance of the surface parking would be for mall patrons only. He asked for the City's assistance in implementing enforcement and signage. Representing Orange and State Street property owners, Attorney John Mirau expressed concern about the loss of parking for the downtown businesses and reminded Councilmembers that prior to the construction of the Redlands Mall, two parking lots existed and downtown merchants were promised parking would be available at the mall to make up for this loss. Dave Ahlers, Redlands Jewelers and DRBA member, stated we need a plan that is good for everyone. Mayor Pro Tem Pepler strongly urged the Redlands Mall owners to open the seven garage

spaces for parking that are currently being used for storage. It was suggested a sub-committee be formed to study this matter in depth and include membership representing the downtown merchants and/or the Downtown Redlands Business Association. Councilmembers Harrison and Gilbreath will represent the City Council on this sub-committee.

## CONSENT CALENDAR

Minutes - On motion of Councilmember George, seconded by Councilmember Pepler, the minutes of the special meeting of July 1, 2003, and the regular meeting of July 1, 2003, were approved as submitted.

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

Resolution No. 6178 - Measure O Tax Rate - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously adopted Resolution No. 6178, a resolution of the City Council of the City of Redlands levying a tax rate for fiscal year 2003-04 to service the annual principal, interest and other charges relating to the Measure O 1994 General Obligation Refunding Bonds.

Resolution No. 6179 - CFD No. 2001-1 Tax Rate - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously adopted Resolution No. 6179, a resolution of the City Council of the City of Redlands levying special taxes within the City of Redlands Community Facilities District (CFD) No. 2001-1 (Northwest Development Project).

Planning Commission Actions - On motion of Councilmember George, seconded by Councilmember Pepler, the report of the Planning Commission meeting held on July 8, 2003, was acknowledged as received.

Subdivision Improvement Agreement - Final Approval - Tract No. 16042 - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved the subdivision improvement agreement for Tract No. 16042, a subdivision that is comprised of 7 single family lots on 28.72 acres generally located on the west side of Terracina Boulevard, west of Smiley Heights Drive, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously accept Tract No. 16042 and granted final approval to authorize recordation with the County Recorder.

Agreement - Redlands Sports Park - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved

an agreement with Michael Brandman Associates for baseline trapping for the San Bernardino Kangaroo Rat at the proposed Redlands Sports Park conservation area and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Settlement Agreements - Mountain Crest Apartments - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously acknowledged settlement agreements with Courtney Discenza and Juan Castillo for property located at 1121 Post Street and with Russell D. Harper for property located at 1214 Post Street and authorized the Mayor and City Clerk to execute the agreements on behalf of the City. The City Council authorized settlement of this matter in closed session and this release reflects the terms and conditions for said settlement.

Resolution No. 6185 - CEQA Guidelines - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously adopted Resolution No. 6185, a resolution of the City Council of the City of Redlands amending the City's local guidelines for implementing the California Environmental Quality Act.

Appointment - Cultural Arts Commission - Mayor Haws nominated Jamie Higgins to fill the unexpired term of Arthur G. Svenson to January 6, 2006, on the Cultural Arts Commission. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination.

Appointment - Parks Commission - Mayor Haws nominated Steve Guggisberg to fill the unexpired term of Reyes Quezada to June 16, 2005, on the Parks Commission. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination.

Appointment - Recreation Advisory Commission - Mayor Haws nominated Rod Shelffo to another four-year term on the Recreation Advisory Commission. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination.

Appointments - Trails Committee - Mayor Haws nominated Mike Kelly and Dennis Christensen to additional four-year terms on the Trails Committee. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination. Mayor Haws nominated Larry Curti and Leroy Hansberger to two-year terms on the Trails Committee. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination. Mayor Haws nominated Georgia L. Parker to a four-year term on the Trails Committee. On

motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved this nomination.

Greenways License Agreement - SANBAG - The Dangermond family wishes to honor their parents by planting trees along north Redlands Boulevard from roughly New York Street to Alabama Street. The Dangermond family will provide the trees, a drip irrigation system for watering during the first years of growth, and the labor to install the trees and irrigation system. The Dangermond family will coordinate with the City on all aspects of the project prior to starting work and will ensure that work performed within the SANBAG easement is performed in compliance with the agreement, and that work performed within the street parkway meets with City requirements. The City will be responsible for trimming and other maintenance of the trees as they mature. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously accepted the donation from the Dangermond Family of approximately 100 trees and the plantings thereof along the SANBAG-owned rail line right-of-way and the purchase and installation of a drip irrigation system for watering the trees. On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved a Greenways License Agreement with SANBAG for tree planting and on-going maintenance of trees and drip irrigation system within five feet southwest of SANBAG-owned right-of-way and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Resolution No. 6182 - Traffic - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously adopted Resolution No. 6182, 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: create a passenger loading zone on Clifton Court, adjacent to Kingsbury Elementary School.

Speed Humps - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved a policy recommended by the Traffic Commission at their June 26, 2003, meeting for the installation of speed humps on City streets.

Leases - Water Company Stock - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved the lease of 7 shares of Crafton Water Company stock to Willis Bruns and ten shares of Crafton Water Company stock to Mike Micallef for the 2003-04 water delivery season.

Ordinance No. 2547 - Emergency Organization - Ordinance No. 2547 an ordinance of the City of Redlands amending Chapter 2.52 of the Redlands Municipal Code relating to emergency organization, was unanimously adopted on motion of Councilmember George, seconded by Councilmember Pepler.

Contract - Police Training - On motion of Councilmember George, seconded by Councilmember Pepler, the City Council unanimously approved a contract with the San Bernardino County Sheriff's Department providing trimester use of force training for the Redlands Police Department and authorized the Mayor and City Clerk to execute the contract on behalf of the City.

## COMMUNICATIONS

Funds - Donation from University of Redlands - City Manager Davidson announced the University of Redlands has contributed \$44,000.00 to the City as an "above budget" contribution to support the trolley service, Fire Department, and the planning efforts connected with the Lincoln Shrine's 75th anniversary. This is the sixth year that University of Redlands has graciously donated funds to the City for specific projects. Mayor Haws expressed the City's gratitude to the University of Redlands for their many contributions to the citizens of Redlands. Councilmember Harrison moved to accept the voluntary contribution from the University of Redlands and authorize expenditure of these funds for the following: \$12,000.00 for the new trolley service, \$20,000.00 for the procurement of a new utility vehicle for the Fire Department, and \$12,000.00 to the A. K. Smiley Public Library to support planning efforts connected with the Lincoln Shrine's 75th anniversary. Motion seconded by Councilmember Pepler and carried unanimously.

Texonia Park - Mayor Pro Tem Pepler reported communications have been received asking the City to re-name Texonia Park, located on the northwest corner of Texas Street and Lugonia Avenue, to the "Anthony Martinez Park." Public Works Director Mutter reported the Parks and Recreation Commissions held a joint meeting in May and discussed this request. The Commissions asked for some definite public input especially from northside residents. When this information is received, the matter will be placed on a Parks Commission agenda for discussion. Responding to Councilmember Pepler's question, Public Works Director Mutter noted there was no historical significance in the name as it was a descriptive word based on the location. Jesse Martinez urged the City Council to honor Mr. Martinez in this manner and speaking as a representative of the family assured Councilmembers they will fund any necessary signage changes. Joe Gonzales also urged the name change as something the community could do for Tony [Anthony Martinez].

## PUBLIC COMMENTS

None forthcoming.

## JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Auto Mall - City Manager Davidson reported the subject of developing an auto mall in the City of Redlands was before the Redevelopment Agency of the City of Redlands at their meeting of July 1, 2003. At that meeting, Michael Hastings of Direct Point Advisors, Inc. provided an overview of his company, discussed his proposed agreement, and answered a series of questions and/or concerns associated with the auto mall project proposal. Following the presentation, the Redevelopment Agency Board directed staff to continue discussion with Direct Point Advisors and return with a final agreement for providing professional consulting services in conjunction with developing an auto mall with the City of Redlands. A revised agreement was provided earlier today for review. City Manager Davidson further reported on July 9, 2003, that Mr. Hastings met with Councilmember George, Executive Director of the Redlands Chamber of Commerce Kathie Thurston, Economic Development Director Ralph Megna, and City staff. After considerable discussion, both Ms. Thurston and Mr. Megna expressed strong support for advancing the concept of an auto mall and fully supported retaining the consulting services of Director Point Advisors for this project. Economic Development Director Ralph Megna expressed his support for this concept and reminded everyone we must be conscious of what the City will back-fill on the potential vacant properties on Redlands Boulevard. Steve Rojas, Redlands Ford, expressed some concerns and assured everyone the dealerships will not disappear from Redlands if they did not get this. Mayor Pro Tem Pepler urged staff and Direct Point Advisors to include all dealerships in further discussion. Mr. Hastings was present at this meeting to answer questions and assured everyone this project cannot move forward without the car dealers. Councilmember George moved to approve the agreement for auto mall consulting services with Direct Point Advisors, Inc. and Security Trust Company as Trustee its Trust No. 007366 for the purpose of providing professional consulting services in conjunction with the possibility of developing an auto mall within the City of Redlands. Motion seconded by Councilmember Pepler and carried with Councilmember Gilbreath voting NO as she felt this should be part of the Economic Development Director's responsibilities, and that since the agreement was property specific, that we should let the property owner proceed at his own cost. (Also see Redevelopment Agency minutes for July 15, 2003.)

Resolution No. 6177 - Conflict of Interest Code - Councilmember George moved to adopt Resolution No. 6177, a resolution of the City Council of the City of Redlands adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974. Motion seconded by Councilmember Pepler and carried unanimously. (Also see Redevelopment Agency minutes for July 15, 2003, for adoption of Resolution No. 360 amending the Redevelopment Agency's Conflict of Interest Code).

Resolution No. 6184 - Redevelopment Plan Amendment - Councilmember George, moved to adopt Resolution No. 6184, a resolution of the City Council of the City of Redlands setting the date, time and location (September 16, 2003,

at 3:00 P.M. or as soon thereafter as possible, in the City Council Chambers) for a joint public hearing with the Redevelopment Agency to consider adoption of a Redevelopment Plan Amendment and certification of an Environmental Impact Report for the proposed Redlands Redevelopment Project, Amendment No. 4. Motion seconded by Councilmember Pepler and carried unanimously. (Also see Redevelopment Agency minutes for July 15, 2003, for adoption of Resolution No. 361 regarding the same subject.)

## CLOSED SESSION

Noting the need to take action was immediate, Councilmember George moved to add the following closed session items to the agenda which arose subsequent to the agenda being posted:

1. Conference with legal counsel: Existing litigation - Government Code Section 54956.9(a)
    - a. Reid v. City of Redlands,  
San Bernardino Superior Court Case No. SCVSS 62229
  2. Conference with real property negotiator - Government Code § 54956.8
    - a. Property: APN 294-151-04  
Negotiating parties: John Davidson and  
San Bernardino County Tax Collector  
Under negotiation: Terms and price
- Motions seconded by Councilmember Pepler and carried unanimously.

The City Council meeting recessed at 4:23 P.M. to continue the Redevelopment Agency meeting and reconvened at 5:25 P.M. to a closed session to discuss the following as well as the two items noted above:

1. Conference with labor negotiator - Government Code Section 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

## ADJOURNMENT

There being no further business, the City Council meeting adjourned. The next regular meeting will be held on August 5, 2003.

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City Clerk