

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 December 6, 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; Teresa Ballinger, Assistant City Clerk; Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; Jim Drabinski, Fire Chief; Don Gee, Redevelopment Agency Director; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Douglas Headrick, Chief of Water Resources; and Jeffrey L. Shaw, Community Development Director

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

Resolution No. 6455 - Election Results - City Clerk Poyzer presented Resolution No. 6455, a resolution of the City Council of the City of Redlands reciting the fact of the general and special municipal elections held on Tuesday, November 8, 2005, declaring the following results and such other matters as provided by law:

MEMBER OF THE CITY COUNCIL	VOTES CAST
Patricia L. Gilbreath	8,643
Jon Harrison	8,604
Mick Gallagher	8,415
Brian P. Roche	6,449
Teddy Banta	5,678
Scott Siegel	3,549
Eddie Tejada	3,521
Oscar W. Sepp	2,463
George D. Bartch	1,076
 MEASURE P - Initiative - General Plan Amendment	
No	11,531
Yes	6,848

MEASURE Q - Initiative - City Seal

No	10,880
Yes	7,623

MEASURE R - Referendum - Ordinance No. 2606 - Zone Change No. 390

No	10,675
Yes	7,700

VOTER TURNOUT

52.84%

On motion of Councilmember Gilbreath, seconded by Councilmember Harrison, the City Council unanimously declared and determined that Patricia L. Gilbreath, Jon Harrison and Mick Gallagher were elected as Members of the City Council for four year terms; and as a majority of the voters did not vote in favor of Measure P, an initiative ordinance of the people of Redlands amending the principles of managed growth and the land use, circulation, open space and conservation, health and safety and noise elements of the Redlands General Plan, the measure did not carry and shall not be deemed adopted and ratified; and as a majority of the voters did not vote in favor of Measure Q, an initiative ordinance of the people of Redlands amending the Redlands Municipal Code to adopt a new official City seal, the measure did not carry and shall not be deemed adopted and ratified; and as a majority of the voters did not vote in favor of Measure R, a referendum against adoption of Ordinance No. 2606, approving Zone Change No. 390, a change of zone from A-1 (Agricultural) District (five-acre lots) to R-R Rural Residential) District (one-acre lots) on four contiguous lots totaling 180.9 acres located south of Highview Drive and east of Freya Drive for the Covington Project, the measure did not carry and shall not be deemed adopted and ratified; and unanimously adopted Resolution No. 6455 and ordered that the complete text of the resolution be filed in the Office of the City Clerk.

Presentations - Mayor Pepler bestowed a gift basket full of Redlands memorabilia items which was provided by staff and Carol Hudson, *Celebrate Redlands*, and a service award to Councilmember Emeritus Gary George in commemoration of his eight years of service as a Councilmember. A bouquet of flowers was given to Ginny George thanking her for sharing her husband with the City of Redlands. Presentations were also made by Bill Ingraham, Chairman of the Airport Advisory Board; Scott MacDonald, Redlands Professional Fire Fighters; Corey Hunt, Redlands Police Officers Association; Wayne Stair, Chairman of the Downtown Redlands Business Association Advisory Board; and Dr. Felix Jones, III, All Unity People Baptist Church. Dr. Sharon Graff, Redlands United Church of Christ, gave Mr. George a check in the amount of \$7,000.00 representing the proceeds of their recent Art Show to be applied to the Jean Lafitte Hurricane Relief Fund. Councilmember Emeritus George thanked everyone who helped him during the past eight years and

thanked the citizens of Redlands for allowing him to serve as their Councilmember.

Mayor Pepler thanked everyone for their support during her term as Mayor which has been the highlight of her professional life. Mayor Pro Tem Gil also thanked Councilmembers and the citizens of Redlands for allowing him to serve as Mayor Pro Tem.

Oaths of Office - Certificates of election were presented by City Clerk Poyzer to Councilmembers-elect Gilbreath, Harrison and Gallagher. City Clerk Poyzer then administered the oaths of office to the newly elected Councilmembers, and they took their seats at the City Council dais at which time they each thanked their supporters and pledged to serve the City well during their terms in office.

Election of Mayor - City Clerk Poyzer called for nominations for the office of Mayor for a two-year term. Councilmember Gallagher nominated Councilmember Harrison. There being no further nominations, City Clerk Poyzer declared Jon Harrison elected to the office of Mayor for a term of two years.

Election of Mayor Pro Tempore - City Clerk Poyzer called for nominations for the office of Mayor Pro Tem for a two-year term. Councilmember Gallagher nominated Councilmember Gilbreath. There being no further nominations, City Clerk Poyzer declared Pat Gilbreath elected to the office of Mayor Pro Tem for a term of two years.

Following brief comments from Mayor Pro Tem Gilbreath and Mayor Harrison, the City Council recessed at 7:32 P.M. and reconvened at 7:44 P.M.

PRESENT

Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Susan Pepler, Councilmember
Gilberto Gil, Councilmember
Mick Gallagher, Councilmember

ABSENT

None

ANNOUNCEMENTS/REPORTS

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

Emerald Necklace - On behalf of Councilmember Emeritus George, Councilmember Pepler read a letter from the National Park Service Rivers, Trails and Conservation Assistance Program announcing the Redlands Emerald

Necklace has been selected as a continuing project which will receive technical assistance in Fiscal Year 2006.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the minutes of the regular meeting of November 15, 2005, were approved as submitted.

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

Development Impact Fees - Annual Report - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously accepted the annual report of Development Impact Fees for the year ended June 30, 2005.

CFD 2001-1 - CFD 2003-1 - Annual Reports - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously accepted the annual reports for Community Facilities District No. 2001-1 and Community Facilities District No. 2003-1 as required by Senate Bill 165.

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the report of the Planning Commission meeting held on November 22, 2005, was acknowledged as received.

Notice of Environmental Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the report on pending environmental actions received from surrounding jurisdictions was acknowledged as received.

Ordinance No. 2621 - Parking and Business Improvement Areas - Ordinance No. 2621 an ordinance of the City of Redlands amending Chapter 18.216 of the Redlands Municipal Code relating to Parking and Business Improvement Areas, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Pepler.

CUP 796 - Time Extension - Cuca's Restaurant, Applicant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously declared that Conditional Use Permit No. 796, to allow for the completion of a drive-through restaurant located on the northwest corner of State Street and Tenth Street, does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the findings contained in the staff report, and approved a one-year time extension for Conditional Use Permit No. 796 subject to the original conditions of approval.

Pre-Annexation Agreement 05-02 - Avtar K. Dhillon, Applicant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved Pre-Annexation Agreement No. 05-02 for a 9,141 square foot parcel located on the east side of Beryl Street, approximately 170 feet north of Mentone Boulevard in the Mentone area and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Subdivision Improvement Agreement - Wistara Properties et al, Applicant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a subdivision improvement agreement for Parcel Map No. 16954 for Minor Subdivision No. 282, for the subdivision of six existing parcels into two larger parcels for the construction of a two-storey, 39,178 square foot medical office development located on Terracina Boulevard, approximately 400 feet northwest of Laurel Street, and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Stipulation - Redlands Residents for Rural Living - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously acknowledged the stipulation entered into with the Redlands Residents for Rural Living (Covington lawsuit) which reflects the City Council's terms and conditions for dismissing the third cause of action for this lawsuit as authorized in closed session.

Agreement - Sports Park Project - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a consultant services agreement with CAL-WEST Consultants to provide materials testing and grading inspection for the Redlands Sports Park Project, Phase 1, and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Resolution No. 6451 - Airport Gate Access and Fees - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously adopted Resolution No. 6451, a resolution of the City Council of the City of Redlands adopting a fee schedule for issuing and operating the security gate card system at the Redlands Municipal Airport by adding the category "family discount."

Grant of Easement - SCE - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a grant of easement for electrical purposes over APN 167-101-12 to Southern California Edison for the 1350 Zone Reservoir Project and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Funds - Bulletproof Vest Partnership Program - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously

accepted a grant from the Department of Justice and Bureau of Justice Assistance and approved the request for an additional appropriation in the amount of \$7,875.76 to fund the purchase of bulletproof vests.

Police Substation Agreement - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved the tenant estoppels certificate and subordination, attornment and non-disturbance agreement with IXIS Real Estate Capital, Inc. for the downtown police substation on Orange Street and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Independent Contractor Agreement - Marie Murphy - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved an independent contractor agreement with Marie Murphy for Spanish dance lessons for the Recreation Bureau and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Bid Award - CVP Van - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved award of a bid to Shaver Auto Center for the purchase of one 2006 Chrysler Town and Country van for the amount of \$18,561.63 to be used by the Citizen Volunteer Patrol program. Funding for this vehicle is from the CVP donation account.

Independent Contractor Agreement - DASH - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved an independent contractor agreement with Developing Aging Solutions with Heart, Inc. (DASH) and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

COMMUNICATIONS

Greenhouse Gas Emission Reduction Targets - Councilmember Pepler reported the City received a request from the California Environmental Protection Agency on behalf of the Global Warming Action Campaign for a letter of support for the greenhouse gas emission reduction targets proposed by Governor Schwarzenegger. The targets announced by the Governor in June 2005 call for a reduction of greenhouse gas emission levels to 2000 levels by 2010, a reduction of the greenhouse gas emissions to 1990 levels by 2020, and a reduction of greenhouse gas emission to 80 percent below 1990 levels by 2050. Bill McEwen addressed the City Council in support of this request. Councilmember Gilbreath moved to authorize the Mayor to sign a letter of support to Governor Schwarzenegger urging the implementation of strategies to develop clean, safe, affordable energy and transportation solutions to reduce greenhouse gas emissions. Motion seconded by Councilmember Gil and carried unanimously.

Proclamation - One City Making A Difference - Councilmember Pepler reported the City received a request from John Dolon, West Coast Field Organizer for DATA (Debt, AIDS, Trade, Africa) and The ONE Campaign. December 10, 2005, is International White Band Day and cities across America will be issuing proclamation declaring their City a "*City of One - One City Making a Difference.*" Councilmember Gilbreath moved to authorize the issuance of a proclamation recognizing and supporting the efforts of "*One City Making a Difference.*" Motion seconded by Councilmember Gil and carried unanimously.

PUBLIC HEARINGS

Resolution No. 6449 - TEFRA - Public hearing was advertised for this time and place to consider Resolution No. 6449, a resolution of the City Council of the City of Redlands approving a tax-exempt bond financing to be issued by the California Statewide Communities Development Authority to benefit American Baptist Homes of the West and certain affiliates. Mayor Harrison declared the meeting open as a public hearing. Finance Director Kundig explained the request. Representatives from American Baptist Homes of the West and the California Statewide Community Development Authority were present to answer questions. There being no comments from the audience, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6449, approving the issuance of bonds in an aggregate principal amount not-to-exceed \$120,000,000.00 by the California Statewide Communities Development Authority to benefit American Baptist Homes of the West and certain affiliates. Motion seconded by Councilmember Pepler and carried unanimously.

Resolution No. 6452 - Urban Water Management Plan - Public hearing was advertised for this time and place to consider Resolution No. 6452, a resolution of the City Council of the City of Redlands adopting the 2005 Urban Water Management Plan. Mayor Harrison declared the meeting open as a public hearing. Chief of Water Resources Headrick reported the 2005 Urban Water Management Plan for the City of Redlands has been prepared in compliance with the California Water Code, explained the requirement to complete this plan, and reviewed the proposal through a PowerPoint presentation. He concluded by reporting the Public Works/Municipal Utilities Commission met on Monday, December 5, 2005, and recommended approval of the Plan. There being no comments from the audience, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6452. Motion seconded by Councilmember Pepler and carried unanimously.

Resolution No. 6447 - Historic Resource - Public hearing was advertised for this time and place to consider the recommendation of the Historic and Scenic Preservation Commission to designate the wall signs at 405 West Redlands Boulevard as Historic Resource No. 108 (Gregory Woodbury, Applicant). Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw explained the applicant requested the historic designation of wall signs for previous businesses (B & G Garage and Ruby's Sandwich Shop) on a commercial building at 405 West Redlands Boulevard which is the location of his Acme Bicycle store. The Historic and Scenic Preservation Commission recommended that the signs become a designated resource as they have significant character, interest or value as part of the development, heritage or cultural characteristics of the City. The signs are a particularly good example of a period or style from the 1930's through the 1950's and contribute to the historical or scenic heritage of the City. Mr. Woodbury addressed the City Council hoping they would approve this designation as he felt the signs were a part of Redlands' history. There being no further comments, the public hearing was declared closed. Councilmember Pepler moved to adopt Resolution No. 6447 and designate the wall signs at 405 West Redlands Boulevard an historic resource in accordance with Section 2.62 of the Redlands Municipal Code based on the findings made by the Historic and Scenic Preservation Commission and contained in the staff report. Motion seconded by Councilmember Gilbreath and carried unanimously.

Resolution No. 6450 - Street Vacation No. 131 - Public hearing was advertised for this time and place for the vacation of a portion of the north side of Laurel Avenue, approximately 170 feet long and eight feet wide, immediately east of Terracina Boulevard (Eric Sautter, Applicant). Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw reviewed the request. There being no comments from the audience, the public hearing was declared closed. Resolution No. 6450, a resolution of the City Council of the City of Redlands finding that a portion of Laurel Avenue is unnecessary for present or prospective street purposes and ordering the vacation of said portion, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Pepler.

LAND USE AND PUBLIC HEARINGS

Resolution No. 6456 - Specific Plan No. 40, Amendment No. 31 - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as a public hearing for a Socio-Economic Analysis and Cost/Benefit Study and a public hearing for a recommendation of approval of a draft mitigated negative declaration and a public hearing for Resolution No. 6456, an amendment to Section EV4.0201 (b-g) of the East Valley Corridor Specific Plan regarding off-street parking requirements for non-residential uses. Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw reviewed the proposed amendment which modifies

Section EV4,0201(b-g) regarding off-street parking requirements for nonresidential uses. This section regulates the parking requirements for various commercial, professional, educational, and industrial uses within the boundaries of the East Valley Corridor Specific Plan. This amendment incorporates the same parking requirements as those presently contained in the Redlands Municipal Code which were updated earlier this year. This amendment is a follow-up action to establish uniform City-wide parking requirements that do not change due to geographic location within the City. There being no comments from the audience, the public hearing was declared closed.

Negative Declaration - Councilmember Gilbreath moved to approve the Environmental Review Committee's negative declaration for Specific Plan No. 40 (Amendment No. 31) 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.

Resolution No. 6456 - Councilmember Gilbreath moved to adopt Resolution No. 6456, a resolution of the City Council of the City of Redlands amending the East Valley Corridor Specific Plan (Specific Plan No. 40, Amendment No. 31) relating to off-street parking requirements for nonresidential uses. Motion seconded by Councilmember Pepler and carried unanimously.

MKJ-McCalla Investments, LLC, Applicant - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as a public hearing for a Socio-Economic Analysis and Cost/Benefit Study and a public hearing for Resolution No. 6458, Specific Plan No. 40, Amendment No. 34, an amendment to the East Valley Corridor Specific Plan creating the EV/TC (Commercial Transition) District; a public hearing for Resolution No. 6459, Specific Plan No. 40, Amendment No. 35, an amendment to the East Valley Corridor Specific Plan changing the zoning on approximately 9.5 acres located on the east side of Nevada Street, immediately south of the Atchison, Topeka and Santa Fe Railway and 122 feet north of Redlands Boulevard from the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan to EV/TC (Commercial Transition) District; and a public hearing for Commission Review and Approval No. 796, consideration of a Commission Review and Approval to develop an eight-building business park development with a combined building area of 135,570 square feet on approximately 9.5 acres located on the east side of Nevada Street, immediately south of the Atchison, Topeka and Santa Fe Railway and 122 feet north of Redlands Boulevard in the EVG/CG (General Commercial) District of the East Valley Corridor Specific Plan (proposed EV/TC District of the East Valley Corridor Specific Plan). Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw explained this project came before the City Council in August, 2005, and originally included three applications: an

amendment to the East Valley Corridor Specific Plan changing the zoning of the project site from EV/CG (General Commercial) District of the East Valley Corridor Specific Plan to EV/IC (Industrial Commercial) District, a General Plan amendment changing the land use designation from "Commercial" to "Industrial" for consistency, and a Commission Review and Approval for the 135,570 square foot business park. Although the Planning Commission recommended denial of the project, the City Council recommended that a new district be created within the East Valley Corridor Specific Plan that could accommodate this type of development which had an industrial component but was more closely associated with commercial zoning. Since the meeting in August, the original project has been withdrawn and a new project has been filed which now includes two Specific Plan amendments and a Commission Review and Approval. The first amendment proposes the creation of the EV/TC (Commercial Transition) District of the East Valley Corridor Specific Plan and the second amendment would re-zone the project site to EV/TC. The Commission Review and Approval proposed is largely unchanged from the previous proposal. Councilmembers discussed this proposal indicating the applicant had designed a good project. Planning Commission Chairman George Webber explained the Planning Commission's decision noting this was good project, but they felt it was in the wrong place. Representing MKJ-McCalla Investments, Michael B. Mueller addressed the City Council urging approval of the project. There being no further comments, the public hearing was declared closed.

Mitigated Negative Declaration - Councilmember Pepler moved to approve the Environmental Review Committee's mitigated negative declaration for Amendment No. 34 to Specific Plan No. 40, Amendment No. 35 to Specific Plan No. 40, and Commission Review and Approval No. 796 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 with Councilmember Gil voting NO.

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Pepler moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Amendment No. 34 to Specific Plan No. 40, Amendment No. 35 to Specific Plan No. 40, and Commission Review and Approval No. 796 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 with Councilmember Gil voting NO.

LOS - Alabama Street/Redlands Boulevard - Councilmember Pepler moved to approve a reduced Level of Service (LOS) at the intersection of Alabama Street/Redlands Boulevard during the peak hours as permitted in

General Plan Policy 5.20B and 5.20C. Motion seconded by Councilmember Gilbreath and carried with Councilmember Gil voting NO.

Resolution No. 6458 - Councilmember Pepler moved to adopt Resolution No. 6458 approving Amendment No. 34 to Specific Plan No. 40. Motion seconded by Councilmember Gilbreath and carried with Councilmember Gil voting NO.

Resolution No. 6459 - Councilmember Pepler moved to adopt Resolution No. 6459, approving Amendment No. 35 to Specific Plan No. 40. Motion seconded by Councilmember Gilbreath and carried with Councilmember Gil voting NO.

Commission Review and Approval No. 796 - Councilmember Pepler moved to approve Commission Review and Approval No. 796 subject to the findings and conditions of approval as contained in the staff report. Motion seconded by Councilmember Gilbreath and carried with Councilmember Gil voting NO.

NEW BUSINESS

Residential Development Allocations 2005-IV - Community Development Director Shaw reviewed the following applications for residential development allocations for the fourth quarter of 2005 as recommended by the Planning Commission, the Historic and Scenic Preservation Commission, the Housing Commission, City departments and the Redlands Unified School District:

1. RDA 2005-IV-01 - A Residential Development Allocation request for 24 allocations for Conditional Use Permit No. 865 and Tentative Tract No. 17691, an approved 24 unit condominium project on 2.6 acres located on the south side of Highland Avenue, on the west side of Ford Street, and immediately east of the I-10 Freeway - Buckeyes, LTD Partnership, Applicant
2. RDA 2005-IV-02 - A Residential Development Allocation request for 43 allocations (117 allocations have been previously awarded) for Conditional Use Permit No. 768, an approved 160 unit senior apartment complex in 8 two-story buildings on 4.76 acres on the north side of Orange Avenue, 300 feet east of Kansas Street - Tellus Financial Group, Inc., Applicant
3. RDA 2005-IV-03 - A Residential Development Allocation request for 37 allocations for Conditional Use Permit No. 845 and Tentative Tract No. 17253, an approved 37 unit condominium project on 2.56 acres located on the southwest corner of Lugonia Avenue and Church Street - ABCO Realty, Applicant

Community Development Director Shaw reviewed the residential development allocation analyses and the points recommended noting the Buckeyes and Tellus applications received at least 90 points making them eligible for an allocation of building permits. The application from ABCO did not receive the required 90 points making it ineligible for an allocation of building permits. Councilmember Gilbreath moved to accept the recommendations of the points

to be awarded and approved the allocation of 24 units to RDA 2005-IV-01, Buckeyes, Ltd. Partnership, and approved the allocation of 35 units to RDA 2005-IV-02, Tellus Financial Group, Inc. Motion seconded by Councilmember Gil and carried unanimously.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Funds - State Street and Downtown Enhancement Project - Redevelopment Agency Director Gee reported that with the arrival of the holiday season and to continue the City's redevelopment and economic development efforts to promote the downtown area and the historic State Street Shopping District, staff proposed to implement an enhancement project that complements and augments current public improvements by installing or constructing certain improvements to street medians on Orange Street, Eureka Street and Sixth Street and to Ed Hales Park. The enhancement project would include the recall of two part-time staff to commence site preparation and clearance while the plans are finalized for the proposed installation of pavement or pavers, ground cover, signage, lighting, irrigation and other such improvements to the street medians and the park. Site preparation and clearance would begin immediately after the approval of the City Council and Board of Directors of the Redevelopment Agency. The project would be implemented by the Public Works Department and coordinated with the Downtown Redlands Business Association and completed by the end of the fiscal 2005-06 year. Redevelopment Agency Director Gee reviewed the major components on State Street and in the downtown area. Councilmember Pepler moved to approve the State Street and Downtown Enhancement Project and appropriate \$158,000.00 from available Redevelopment Fund balance to the Public Works Department budget. Motion seconded by Councilmember Gilbreath and carried unanimously. (Also see Redevelopment Agency minutes for December 6, 2005.)

PUBLIC COMMENTS

Jean Lafitte Hurricane Relief Fund/Redlands Charitable Coalition - Reverend Felix Jones, III urged the City Council to appoint a liaison and point of contact for the Jean Lafitte Hurricane Relief Fund and the Redlands Charitable Coalition to replace Councilmember Emeritus Gary George. City Manager Davidson noted the assignments of liaisons for all commissions and boards will be prepared for presentation at a meeting in the near future.

CLOSED SESSION

The City Council meeting recessed at 9:08 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8
 - a. Property: APN 175-011-76
Negotiating parties: Chiesman Irrevocable Family Trust and John Davidson
Under negotiation: Terms and price
 - b. Property: APNs 294-091-44, 175-221-07, 175-241-01, 175-122-06, 175-131-14, 175-231-01, and 175-251-04
Negotiating parties: Louis P. Cardinal and John Davidson
Under negotiation: Terms and price
2. Conference with legal counsel - Anticipated litigation - Government Code Section 54956.9(c) - One case

ADJOURNMENT

No report was expected following the closed session. The next regular meeting will be held on December 20, 2005.

City Clerk