

MINUTES of a regular meeting of the City Council of the City of Redlands held in the City Council Chambers, Civic Center, 35 Cajon Street, on February 21, 2006, at 3:00 P.M.

PRESENT Jon Harrison, Mayor
Pat Gilbreath, Mayor Pro Tem
Susan Pepler, Councilmember
Gilberto Gil, Councilmember
Mick Gallagher, 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; Jim Drabinski, Fire Chief; Don Gee, Redevelopment Agency Director; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director (afternoon session); Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

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

PRESENTATIONS

Sunrise Rotary - On behalf of the Sunrise Rotary Club, Tom Fitzmaurice presented a plaque to the City Council in recognition and appreciation of their generosity and caring for the well-being of children everywhere that included before and after pictures of a playground in Mexico that now has playground equipment that was donated by the City when new equipment was purchased with state bond funds and installed in accordance with the American Disability Act. Members of the Sunrise Rotary Club transported and installed the equipment at orphanages, schools and churches in Mexico.

DEPARTMENTAL INFORMATION REPORT

Alabama Street Bridge - Following the ribbon cutting ceremony commemorating the completion of the Alabama Street bridge and re-opening of Alabama Street, Public Works Director Mutter presented a PowerPoint entitled "Anatomy of a Bridge" depicting the 13 years of effort to get approval from many agencies to construct an all-weather bridge across the Santa Ana Wash. It was noted that Orange Street will be closed to traffic on February 27, 2006, to begin the construction of another bridge.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the minutes of the special meeting of February 7, 2006, and the regular meeting of February 7, 2006, were approved as submitted.

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

Release of Claims - Lovelina Reyes - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously acknowledged receipt of a release of all claims for settlement of a property damage claim submitted by Lovelina Reyes.

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the report of the Planning Commission meeting held on February 14, 2006, was acknowledged as received.

Funds - Agreement - Socio-Economic Cost/Benefit Model Update - Councilmember Gilbreath asked staff if we should wait to update and modify the Socio-Economic Cost/Benefit model as part of the Socio-Economic Cost/Benefit Study until the development impact fee update is completed. Mayor Harrison suggested staff investigate the possibility of taking over this function in-house. Councilmember Gilbreath moved to approve a contract with David Taussig and Associates, Inc. to update and modify the Socio-Economic Cost/Benefit model as part of the Socio-Economic Cost/Benefit Study and approve the related budget appropriation of \$5,500.00. Motion seconded by Councilmember Gil and carried unanimously.

Ordinance No. 2633 - Subdivision Improvement Agreements - Ordinance No. 2633, an ordinance of the City of Redlands amending Chapter 17.17 of the Redlands Municipal Code relating to subdivision improvement agreements was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Gil.

Waiver Conflict Agreement - Richard Barnes - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously acknowledged receipt of a waiver of conflict agreement with Officer Richard Barnes in connection with the lawsuit entitled Orbaker v. City of Redlands et al.

Proclamation - Women's History Month - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously authorized issuance of a proclamation declaring March, 2006, as Women's History Month.

Resolution No. 6471 - Traffic - On motion of Councilmember Gil, seconded by Councilmember Gilbreath, the City Council unanimously adopted Resolution No. 6473, 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 no parking zone for a total of 140 feet on the west side of Church Street at 1145 Church Street, create a no parking zone on the west side of Wabash Avenue for 150 feet on the north side of Independence Avenue and 55 feet on the south side of Independence Avenue and install stop signs on La Mirada Drive at Wabash Avenue, on Valle Del Sol Drive at Sunset Drive North, on Panorama Point Drive at Sunset Drive North and on Calle Solejar Drive at Sunset Drive North.

Contract - Traffic Signal Lights - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved a contract agreement with Republic Electrical in the amount of \$75,000.00 for the maintenance and repair of City traffic signal lights and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Fee Waiver - National Multiple Sclerosis Society - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved the waiver of the \$25.00 reservation fee for use of Sylvan Park by the National Multiple Sclerosis Society for a one-day fundraising walk to be held on April 8, 2006.

Funds - Agreement - Congestion Management Program - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an agreement with Counts Unlimited, Inc. to furnish traffic data collection services for conducting the Congestion Management Program analysis and report preparation and authorized the Mayor to execute,

and the City Clerk to attest to, the document on behalf of the City and approved an appropriation of \$2,880.00 to the Special Contractual Services account in the budget of the Public Works Department, Administration and Engineering Division.

Resolution No. 6479 - CFD 2004-1 Annexation - Hyong, Applicant - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously adopted Resolution No. 6479, a resolution of the City Council of the City of Redlands declaring its intention to annex territory to Community Facilities District No. 2004-1 of the City of Redlands and adopting a map of the area proposed to be annexed thereto (Annexation No. 1) for Tentative Tract No. 16287, Francis Hyong, applicant, for property located on Occidental Drive, north of Purdue Avenue.

Agreement - Surveying Services - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an agreement with O'Bryant Surveying to furnish professional surveying services for the Tate Water Treatment Plant Effluent Pipeline Replacement Project in the amount of \$1,820.00 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Agreement - Source Emissions Testing - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an agreement with SCEC to furnish source emissions testing for the Cogeneration Facility and the California Street Gas Flare in the amount of \$15,580.00 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City.

Agreement - California Street Landfill - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved an agreement with Vector Engineering, Inc. to provide consulting services for the operational support of the California Street Landfill.

Funds - Santa Ana River Wash Plan - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously approved the payment of the City's share of additional costs in the amount of \$9,418.09 associated with the preparation of environmental documentation for the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan.

Networking Equipment Purchase - On motion of Councilmember Gilbreath, seconded by Councilmember Gil, the City Council unanimously awarded the bid for the purchase of Cisco networking equipment to Federal Networking Services, Inc. for the amount not to exceed \$36,582.00.

Contract - Assistance League of Redlands - A contract to Jonathan L. Zane Architecture for architectural and design services for the Assistance League of Redlands under the CDBG Program was continued to the March 7, 2006, meeting.

COMMUNICATIONS

Meeting Attendance - No reports forthcoming.

City Manager Evaluation Process - Mayor Harrison presented the draft form for the evaluation of the City Manager which was provided to Councilmembers at the last meeting for their review. Councilmember Gilbreath indicated she liked this approach, and suggesting adding another section for the City Manager's input relating to his goals. This was agreed to by consensus. Councilmember Pepler noted the City Council could work with the proposed format and

evaluate it as it is used. This matter was continued to the March 7, 2006, meeting for further review.

City Logo - Mayor Harrison stated the results of the Measure Q vote during the November 2005 election determined that the City would not return to the 1963 logo as adopted by the City Council at that time. However, he believed it was important for the City of Redlands to have a logo for placement on vehicles, letterhead, city buildings/doorways, flags and other appropriate locations and materials. He presented several options for moving forward. Councilmember Gilbreath liked the citrus look that is similar to the tile work in the old City Hall (30 Cajon Street) that has been used in several venues over the past couple of years, i.e. the plaque in the City Council Chambers. Councilmember Gallagher thought we should completely change the logo's appearance, but changed his mind during the evening session. Councilmember Pepler agreed with Councilmember Gilbreath's thoughts, and felt it was important that one design be used by all departments. City Clerk Poyzer asked the City Council to consider including "Incorporated 1888" on the logo. Mayor Harrison announced he would also bring this topic forward during the evening session for any further public input. During the evening session, Councilmembers concurred to approve the following logo:



Mayor Harrison directed the City Manager to bring back a report addressing the action the City Council would need to take to officially adopt this logo with the "Incorporated 1888" wording and, during the budget cycle, to report the cost to change the logo on buildings, vehicles, etcetera.

Appointments - Traffic and Parking Commission - Mayor Harrison moved to reappoint Calvin Wang to serve another four-year term on the Traffic and Parking Commission. Motion seconded by Councilmember Pepler and carried unanimously. Mayor Harrison moved to appoint James McInerney to serve a four-year term on the Traffic and Parking Commission. Motion seconded by Councilmember Pepler and carried unanimously.

Omnitrans Public Hearing - Mayor Pro Tem Gilbreath announced a public hearing will be held on March 6, 2006, at 1:00 P.M. in the Smiley Library Assembly Room to obtain comments from citizens regarding the proposed discontinuation of unproductive transit services by Omnitrans.

Community Newsletter - Councilmember Gallagher proposed the possible development of a community newsletter as he felt it would be a great communication tool to keep residents abreast of programs, activities and projects being offered or undertaken by the City. Other information could be communicated as well; such as: a City Manager's message, City Hall holiday closures or upcoming events. A newsletter could also serve as an avenue for polling information or canvassing the community on topics of issue. He asked the City Council to explore the possibilities of partnerships with local organizations such as Redlands Unified School District, the Chamber of

Commerce or the Redlands Community Foundation to share costs. Councilmembers concurred to further explore this proposal.

NEW BUSINESS

Funds - Mid-Year Budget Review - Finance Director Kundig presented the following report: Each year Finance prepares a review of the current year budget based on the City's financial position at mid-year. The review presented is based on revenue and expenditure activity through December 31, 2005, with that information incorporated into revised projections through June 30, 2006.

For the last eight years, budgets presented to City Council have shown expenditures that were expected to exceed revenues, ultimately resulting in a deficit unreserved fund balance in the General Fund. As a result of various one-time revenues, growth in revenues, particularly for property taxes, sales taxes and development revenues, and as a result of efforts to reduce expenditures, the City was able to forestall this occurrence until fiscal year 2003-2004. In fiscal year 2003-2004, General Fund expenditures exceeded revenues by \$251,020.00. Despite this occurrence, the City was able to maintain a positive unreserved fund balance of \$10.6 million at June 30, 2004. In fiscal year 2004-2005, General Fund expenditures exceeded revenues by \$1,536,741.00 and the ending unreserved fund balance was reduced to \$7.3 million which was carried forward into fiscal year 2005-2006. A review of revenues at mid-year indicates the following:

Overall, General Fund revenues received as of December 31, 2005, are at 35.75 percent of estimated budget. Last year at this time the City's General Fund revenues received were at 35.62 percent.

Licenses and Permits, which include development revenues, are at 51.78 percent of budget at December 31, 2005, compared to 33.55 percent received at December 31, 2004. Despite the greater percentage of budgeted revenues collected at mid-year 2005-2006 compared to mid-year 2004-2005, discussions with Community Development staff have led us to conclude that it would not be appropriate to increase the fiscal year 2005-2006 estimate for development revenues at this time. The receipt of these revenues is based on the timing of various projects and does not remain constant from month to month. Further review of these revenues will be warranted as we move into the budget process for fiscal year 2006-2007.

As in the past, sales taxes remain a major revenue source of the City. As a result of Proposition 1A's "Triple Flip" there continues to be a one-for-one exchange of a quarter per cent of the City's sales tax revenues for property tax revenues, specifically coming from the County's Education and Revenue Augmentation Fund (ERAF) Pool. To the extent that the calculated amount of "compensation" from the ERAF Fund is different from the actual quarter per cent withheld, a "true-up" payment is made in the subsequent year. Taking into account the "Triple Flip" and the sales tax activity within the City and within "Citrus Plaza" (commonly referred to as the "Donut Hole"), our HdL consultant believes we may end the year with \$12.7 million in sales tax revenues, compared to the \$13.1 million currently reflected in the City's 2005-2006 adopted budget.

A review of property taxes by our HdL consultant indicates that the City and Redevelopment Agency, together, experienced a net taxable value increase of 18.4 percent for the 2005-2006 tax roll over the 2004-2005 tax roll. The value change increased from \$4,570,267,222.00 for 2004-2005 to \$5,410,062,595.00 for 2005-2006. Twenty-five per cent of this increase is attributable to the increase in the personal property value of the assets owned by Mountainview Power Company which were valued at \$210 million higher than in the prior

year. Excluding the latter increase, Citywide growth for 2005-2006 was 13.8 percent or \$629 million, compared to overall Countywide growth of 14.6 percent. (Growth in 2004-2005 was 9.9 percent over the prior year). Based on the information provided by our consultant, property taxes could exceed the estimated adopted budget by as much as \$300,000.00 or more.

As previously reported to the City Council, Vehicle License Fees (VLF) were reduced in fiscal year 2003-2004 from 2 percent to .65 percent. As a result of the timing and implementation of that change, the City lost almost \$1.2 million of its VLF revenues in 2003-2004, but was repaid by the State for this "loan" in August, 2005. Per the agreement with the Governor and as a result of Proposition 1A, there will be a VLF swap whereby there is to be an on-going dollar-for-dollar exchange of vehicle license fees for property tax revenues. The City will receive VLF revenue at the lower .65 percent rate and the difference between that amount and the amount the City would have received prior to the swap will come back to the City through property taxes, based on a formula that takes into consideration increases in assessed valuations. Our consultant has reported to us that the State Controller's office now estimates that for fiscal year 2005-2006, the City of Redlands will receive \$4.8 million in property taxes related to the VLF swap. The City's 2005-2006 adopted budget estimated approximately \$4 million of additional property taxes for the VLF swap. Staff recommends increasing property tax revenue by \$850,000.00 based on the calculation provided by the State Controller's office. We do not, however, recommend any other increases in property taxes because if our consultants' projections are accurate, any increase in property taxes may be offset by a decrease in sales taxes.

With the above change incorporated into the 2005-2006 budget, total estimated revenues for 2005-2006 become \$43,823,297.00, with total financial sources for 2005-2006 expected at \$54,281,447.00.

Expenditures for 2005-2006, adjusted to include \$798,804.00 in carryovers from prior year, \$847,279.00 for estimated costs of negotiated public safety contracts (these contracts were not complete at the time the 2005-2006 adopted budget was approved, so costs were not included in expenditures, however a reserve of \$910,000.00 was approved for this purpose), and \$835,085.00 in additional appropriations approved by City Council year-to-date (offset by \$257,527.00 in estimated revenues) are \$49,684,830.00.

The City Council has not yet been asked to approve an additional appropriation for the costs associated with the recent retirements that have occurred in Public Safety due to eligibility under the 3 percent at 50 PERS retirement plan and for those that occurred in the non-public safety bargaining groups as a result of the "incentive program" offered by the City. Retirement and incentive payouts, along with vacation buy-backs in cash, or into 401A Plans that were negotiated after adoption of the 2005-2006 budget, resulted in overages in the "buy-back" and "other taxable benefits" expenditure lines under salaries and benefits. Savings within these expenditure lines by some departments helped to offset the overages in other departments, resulting in a net overage to the General Fund budget of \$1,808,000.00. Staff is recommending an additional appropriation to cover these costs.

With the approved changes to date, plus the additional appropriation of \$1.8 million, overall financial requirements are projected at \$54,749,021.00. If financial sources and requirements remain as projected at mid-year, the estimated June 30, 2006, unreserved fund balance will be \$(467,574.00). Councilmember Gallagher moved to approve an increase in estimated revenues for 2005-06 in the amount of \$850,000.00 in property taxes and to approve an additional appropriation of \$1,808,000.00 in salaries and benefits. Motion seconded by Councilmember Harrison and carried with Councilmember

Gilbreath voting NO as she did not support the deficit budget and would continue not to support it.

Ordinance No. 2636 - Unclaimed Property - City Attorney McHugh presented Ordinance No. 2636, an ordinance of the City of Redlands amending Chapter 2.60 of the Redlands Municipal Code relating to unclaimed property. This amendment reflects changes in the State Welfare and Institutions Code and Civil Code. Ordinance No. 2636 was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Pepler, further reading of the ordinance text was unanimously waived, and Ordinance No. 2636 was introduced with unanimous City Council approval and laid over under the rules with adoption scheduled for March 7, 2006.

Police and Fire Services - Mentone Area Annexations - Community Development Director Shaw reported that over the past several months staff has evaluated issues of providing services to the Mentone community. Information was provided by the Redlands Police Department and the County of San Bernardino Sheriff's Department on response times to the subject area. The information from the Redlands Police Department provides that for Redlands, the citywide average response time for emergency calls is 9 minutes and 32 seconds for the first nine months of 2005. The memorandum goes on to say that emergency response times "may be similar to the Redlands citywide average, but are likely to vary and be higher depending on staffing and traffic circulation issues from day to day, and as current resources are committed to increasing demands created by continued growth." The information from the San Bernardino County Sheriff's Department provides that Yucaipa Station's response time estimates for emergency calls have been 10 minutes and 56 seconds from January to May 2005 and 10 minutes and 41 seconds from June to October. The Yucaipa Station services approximately 225 square miles including the Mentone community. In addition to the statistical data, Redlands Police Chief, Jim Bueermann and Gary Penrod, County Sheriff, take the position that each entity should provide services to their own respective jurisdictions; that is, Redlands should provide services within its City boundaries and the Sheriff should provide services within the unincorporated areas.

Late in January, Norman Kanold, Assistant County Administrator, contacted the City of Redlands to have a meeting to discuss emergency services for the Mentone community. The County indicated that they had evaluated the information provided by the Redlands Police Department and Sheriff's Office. Since the Redlands Police had an average response time that was less than that provided by the Sheriff and given the proximity of Redlands' facilities to the Mentone community, they indicated the police service issue should not be part of a larger service agreement for the Mentone community. They did request that City staff along with representatives from the Redlands Fire Department meet with County staff to include County Fire officials.

A meeting was held on January 30, 2006, between representatives of County staff led by Norman Kanold, Assistant County Administrator and representatives from the City staff led by John Davidson, City Manager. At the meeting Norman Kanold summarized the situation indicating that police services were not at issue, that Redlands Police were the logical service provider. Regarding fire service it was recognized that there is joint response from the County and Redlands fire to the Mentone area, however given the location of the Mentone station that the first responder would typically be from the County station. Key to this discussion was that the County was adding engineer/paramedics to the County's station which would provide comparable services to the City's. It was agreed that the County and City should enter into an automatic aid agreement for fire services for the Mentone area. These positions are detailed within the letter dated February 3, 2006, sent to the Local

Agency Formation Commission that are jointly signed by Norman Kanold of San Bernardino County and John Davidson of the City of Redlands.

On February 8, 2006, County Board of Supervisor Dennis Hansberger sent a letter to the City of Redlands raising issue with the position developed jointly by County and City staff. It is his position that it is more logical to have the County continue to provide both fire and police services to the Mentone community. He expresses concern that if the current service delivery does not remain the same (i.e. County fire and County Sheriff), that there will be confusion among residents as to who the responding police and or fire agency is in the event of an emergency. The letter goes on to indicate that it will be his recommendation to LAFCO to approve the pending annexation requests subject to a condition requiring the City and County to develop a plan of service that will be presented to LAFCO.

At the LAFCO meeting on February 15, 2006, LAFCO approved the staff recommendation which provides that Annexations 81, 83 and 86 be approved subject to an agreement between the City of Redlands and the County of San Bernardino for the continued provision of fire protection and paramedic services to the site from County Service Area 38's Station #9. This action was in accordance with the joint letter as presented by Messrs. Kanold and Davidson. LAFCO went on to provide that failure to submit a signed contract within six months would terminate these actions. The approval did not require an agreement for police services. Following brief discussion, Councilmember Gilbreath moved to direct staff to work with the County of San Bernardino in developing an automatic aid agreement between the County and the City for joint fire services for annexation in the Mentone Community in accordance with the joint letter between Norman Kanold and John Davidson dated February 3, 2006. Motion seconded by Councilmember Gallagher and carried unanimously.

CLOSED SESSION

The City Council meeting recessed at 3:48 P.M. to a closed session to discuss the following:

1. Conference with labor negotiator - Government Code § 54957.6
Agency negotiator: John Davidson, City Manager
Employee Organizations: Redlands Association of Management Employees, Redlands Association of Safety Management Employees, and Redlands Association of Fire Management Employees

The meeting reconvened at 6:00 P.M. with the following attendance:

PRESENT

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

ABSENT

None

STAFF

John Davidson, City Manager; Lorrie Poyzer, City Clerk; Ronald C. Mutter, Public Works Director; Mary Petite, Administrative Services Analyst.

PUBLIC HEARING

CDBG Allocations - A public hearing was advertised for this time and place to establish prioritization and funding distribution of the Community Development Block Grant (CDBG) proposals for the 2006-07 funding cycle. Assisted by Public Works Director Mutter operating the PowerPoint spread sheet,

Administrative Services Director Pettus introduced CDBG Administrator Mary Petite. Ms. Petite said this is the 32nd year of implementing the CDBG program. This year, the City received 27 proposals totaling \$797,163.00 in requested CDBG funds. This year, the City's HUD allocation is \$353,501.00 compared to last year's allocation of \$391,327.00. As a result, staff's recommendations are more limited than past years' recommendations. The 15 percent funding limit for public service activities of \$53,025.00 applies to the 2006-2007 program year. The County and HUD strongly suggest that communities fund a minimum of \$5,000.00 per public service proposal to maximize the cost-effectiveness of overall staff time to administer the projects. Therefore, staff has recommended that \$3,025.00 be placed in the City's contingency fund, or the City Council may increase the amount of funding for other proposals. The maximum construction fund total is \$265,126.00.

Mayor Harrison declared the meeting open as a public hearing. Representatives from the following organizations addressed the City Council and responded to Councilmembers' questions: Boys and Girls Club of Redlands; Child Advocates, San Bernardino County; Christian Counseling Services; City of Redlands for program administration; City of Redlands Police Department; City of Redlands Public Works Department; Head Start, San Bernardino County; Department of Aging and Adult Services; Family Services Association of Redlands; Gang Reduction Intervention Team; Inland Temporary Homes; Legal Aid Society of San Bernardino; San Bernardino Sexual Assault Services; South Capital Cottage; and the YMCA of the East Valley, Legal Aid Services.

Following discussion, Councilmember Gilbreath moved to approve the individual project allocations as follows and authorized using a portion of the 2005-06 unallocated funds. Motion seconded by Councilmember Pepler and carried unanimously.

Public Service		
Boys and Girls Club of Redlands	\$	5,000.00
Child Advocates, San Bernardino County		5,000.00
City of Redlands Police Department		
YCTC Leadership Program		10,000.00
Developing Aging Solutions with Heart, Inc.		5,000.00
Family Service Association of Redlands		10,000.00
Gang Reduction Intervention Team		5,000.00
Inland Temporary Homes		5,000.00
Legal Aid of Redlands		5,000.00
Redlands Community Music Association		5,000.00
San Bernardino Sexual Assault Services		5,000.00
Total Public Service		\$ 60,000.00
Construction/Acquisition Projects		
City of Redlands Public Works Department		
ADA Curb-Cut Program		\$265,126.00
Total Construction/Acquisition Projects		\$265,126.00
CDBG Administration		
City of Redlands Administrative Services		
(Program Administration)		\$35,350.00
Total CDBG Administration		<u>\$35,350.00</u>
Total		<u>\$360,476.00</u>

The City Council meeting recessed at 6:55 P.M. and reconvened at 7:00 P.M. with the following attendance:

PRESENT

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

Mick Gallagher, 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; Cletus Hyman, Deputy Police Chief; Jim Drabinski, Fire Chief; Don Gee, Redevelopment Agency Director; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

CLOSED SESSION REPORT

None forthcoming.

PRESENTATION

Accolades - Retiring Planning Commissioners - Mayor Harrison and Community Development Director Shaw presented a plaque recognizing 13 years of dedicated service on the Planning Commission to Paul Thompson. In recognition of 12 years of dedicated service on the Planning Commission, a plaque was presented to George Webber. And for 7 years of dedicated service on the Planning Commission, a plaque was also presented to Caroline Laymon.

LAND USE AND PUBLIC HEARINGS

Ryland Homes, 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 and a public hearing to consider Resolution No. 6472, Agricultural Preserve Removal No. 109, Agricultural Preserve Removal for 10.37 gross acres on property located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1 (Agricultural) District; public hearing to consider introduction and first reading of the title of Ordinance No. 2635, Zone Change No. 416, a change of zone from A-1 (Agricultural) District to R-E (Residential Estate) District on 10.37 gross acres located north of San Bernardino Avenue, and east of Hanford Street in the A-1 (Agricultural) District; public hearing to consider Conditional Use Permit No. 860, a conditional use permit for a Planned Residential Development on 10.37 gross acres consisting of 26 residential lots and multiple common open space lots located north of San Bernardino Avenue, south of Pioneer Avenue and east of Hanford Street in the A-1 (Agricultural) District; and a public hearing to consider Tentative Tract Map No. 17592, a subdivision of 10.37 gross acres into 26 residential lots and multiple common open space lots located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1 (Agricultural) District.

Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw reviewed the proposed project in detail. Based on the pending preparation of the airport Master Plan and related airport Land Use Compatibility Plan, staff recommended the City Council continue these requests. The Municipal Utilities Department has conducted interviews with consultants on January 5-6, 2006, with a view to complete both tasks simultaneously and expeditious. A consultant has been chosen, and City staff is seeking approval of the final agreement with the consultant from the FAA. If evaluation of impacts south of the airport can take place as a first item, staff could possibly report back to the City Council along with the Walton Development project time frame on April 18, 2006. Acting Airport Manager Gary Van Dorst supported the Community Development Department staff's recommendation to continue and provided an update on the progress of the

airport studies. It was noted the Airport Advisory Board recommended approval of this project.

Representing the applicant, Pat Meyer addressed the City Council noting this project is uniquely different from the Walton Project as it is located further west of the airport and that the second phase of the Ryland development could be considered "infill." He reminded Councilmembers the Airport Advisory Board recommended approval and he felt the project could be approved at this meeting. There being no further comments, the public hearing was declared closed. Following brief discussion, the following actions were taken:

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Gilbreath moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Conditional Use Permit No. 816 and Tentative Tract No. 17502 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 with Councilmember Gil voting NO.

Mitigated Negative Declaration - Councilmember Gilbreath moved to approve the Environmental Review Committee's mitigated negative declaration for Agricultural Preserve Removal No. 109, Zone Change No. 416, Tentative Tract No. 17502, and Conditional Use Permit No. 816 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 with Councilmember Gil voting NO.

Ordinance No. 2635 - Zone Change No. 416 - Ordinance No. 2635 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. 416, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Pepler, further reading of the ordinance text was waived, and Ordinance No. 2635 was introduced and laid over under the rules with adoption scheduled for March 7, 2006.

Resolution No. 6472 - Agricultural Preserve Removal No. 109 - Councilmember Gilbreath moved to adopt Resolution No. 6472, a resolution of the City Council of the City of Redlands removing property from the City Agricultural Preserve and approve Agricultural Preserve Removal No. 109. Motion seconded by Councilmember Pepler and carried with Councilmember Gil voting NO.

Conditional Use Permit No. 816 - Councilmember Pepler moved to approve Conditional Use Permit No. 816 as of the effective date of Ordinance No. 2635 based on the findings contained in the staff report and adding a requirement that the decorative walls are to be designed throughout the project and reviewed under the Residential Development Allocation process. Motion seconded by Councilmember Pepler and carried with Councilmember Gil voting NO.

Tentative Tract No. 17502 - Councilmember Gilbreath moved to approve Tentative Tract No. 17502 as of the effective date of Ordinance No. 2635 subject to the conditions of approval contained in the staff report and based on the findings contained in the staff report. Motion seconded by Councilmember Pepler and carried with Councilmember Gil voting NO.

Joseph Haid, Applicant - Public notice was advertised for this time and place to consider Resolution No. 6469 to approve a reversion to acreage and request for approval of the final Tract Map No. 17920 for property located at 1145 West Highland Avenue. Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw reported the property which

is known as "The Beehive" is located at 1145 West Highland Avenue and which is in the City's Historic District No. 2 (West Highland Avenue Historic and Scenic District). The tract map for a reversion to acreage resulted from the Historic and Scenic Preservation Commission review and approval of an application for Certificate of Appropriateness No. 281 to construct a detached 3,074 square foot building for use as a garage, shop and exercise room on the property. At present the property is comprised of five lots. The configuration of the lot lines is such that the proposed building approved by the Historic and Scenic Preservation Commission straddles a lot line as does the existing house. To resolve this undesirable situation, the Historic and Scenic Preservation Commission included a condition of approval requiring the applicant to combine or merge the lots into one lot prior to issuance of a building permit for the approved building. The merging of the lots is achieved through Tract Map No. 17920 for a reversion to acreage to combine the lots into one lot of approximately one acre. No one was present to speak about this application. City Clerk Poyzer reported one e-mail communication was received supporting the proposal. The public hearing was declared closed.

Environmental Review - Councilmember Gilbreath moved that the City Council find that no environmental review is required because the project qualifies as a categorical exemption per Section 15305 of the State CEQA Guidelines. Motion seconded by Councilmember Peppler and carried unanimously.

Resolution No. 6469 - Tract Map No. 17920 - Councilmember Gilbreath moved to adopt Resolution No. 6469, a resolution of the City Council of the City of Redlands adopting a reversion to acreage for Tract Map No. 17920. Motion seconded by Councilmember Peppler and carried unanimously.

Doug Snyder, Applicant - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as a public hearing to consider Ordinance No. 2632, Zone Change No. 423, a change of zone from unincorporated San Bernardino County C-G (General Commercial) District to the City of Redlands C-4 (Highway Commercial) District on 1.15 acres (Assessor's Parcel Nos. 0298-042-017, 18) located south of Mentone Boulevard on the east side of Wabash Avenue. Mayor Harrison declared the meeting open as a public hearing. Community Development Director Shaw reviewed this application. Representing the property owner, My Snyder addressed the City Council and urged approval of this zone change. There being no further comments, the public hearing was declared closed.

Mitigated Negative Declaration - Councilmember Peppler moved to approve the Environmental Review Committee's mitigated negative declaration for Zone Change No. 423 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 unanimously

Ordinance No. 2632 - Zone Change No. 423 - Ordinance No. 2632, 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. 423, was read by title only by City Clerk Poyzer, and on motion of Councilmember Peppler, seconded by Councilmember Gilbreath, further reading of the ordinance text was unanimously waived, and Ordinance No. 2632 was introduced with unanimous City Council approval and laid over under the rules with adoption scheduled for March 7, 2006.

PUBLIC COMMENTS

Community Garden - Councilmember Gilbreath announced the new community garden located about one-half block east of Texas Street between Pioneer and Lugonia Avenues will be dedicated on Saturday, March 4, 2006, at 10:00 A.M.

Boy Scout Troop 331 - Mayor Harrison acknowledged the attendance of Boy Scout Troop 331 and commended them for staying for the entire meeting.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:00 P.M. The next regular meeting will be held on March 7, 2006.