

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 October 7, 2008, at 3:00 P.M.

PRESENT Jon Harrison, Mayor  
Pat Gilbreath, Mayor Pro Tem  
Mick Gallagher, Councilmember  
Pete Aguilar, Councilmember  
Jerry Bean, Councilmember

ABSENT None

STAFF N. Enrique Martinez, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Jim Bueermann, Police Chief; David Hexem, Chief Information Officer; Daniel Hobbs, Redevelopment Agency Director; Rosemary Hoerning, Municipal Utilities and Engineering Director; Tina Kundig, Finance Director/City Treasurer; Jeff L. Frazier, Fire Chief; Oscar W. Orci, Community Development Director; Deborah Scott-Leistra, Human Resources Director; Gary van Dorst, Quality of Life Director

The meeting was opened with an invocation by Councilmember Aguilar followed by the pledge of allegiance to the American flag.

### PRESENTATIONS

Pet Adoptions - Animal Control Officer Bill Miller and Redlands Animal Shelter volunteer Lynda Ackerman displayed three six-month-old white bunny rabbits. Presently, the Redlands Animal Shelter has seven bunnies available for adoption.

Fire Chief - Mayor Harrison introduced Jeff L. Frazier, the new Fire Chief. Fire Chief Frazier said he was honored to be in Redlands and has received a warm welcome from staff and residents.

### CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council unanimously approved the minutes of the adjourned regular meeting of September 10, 2008, and the regular meeting of September 16, 2008, as submitted.

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

Agreement - Financial Advisory Services - Water Division - Finance Director/City Treasurer Kundig presented a professional services agreement with Fieldman, Rolapp & Associates for financial advisory services to assist in the development and implementation of financing plans and alternatives relating to major capital facilities for the City's Water Enterprise, including modification of the City of Redlands' Hinckley Water Treatment Plant in anticipation of new regulations that become effective in 2012. Mayor Harrison suggested including a "cap" in the amount of the contract. On behalf of Fieldman, Rolapp & Associates, Robert Porr explained the scope of work for Phase I and Phase II if the City decides to proceed with a bond issue. Municipal Utilities and Engineering Director Hoerning explained the work that needed to be done. Councilmember Harrison moved to approve the professional services agreement with Fieldman, Rolapp & Associates for financial advisory services with the addition of language to put a "not to exceed for Phase I of \$30,000.00" should the City decide not to proceed with issuance of bonds and to authorize the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City. Motion seconded by Councilmember Gallagher and carried unanimously.

Resolution No. 6766 - Franchise Transfer - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council unanimously adopted Resolution No. 6766, a resolution of the City Council of the City of Redlands approving the transfer of a cable television franchise from Time Warner Inc. to Time Warner Cable Inc.

Proclamation - Arts and Humanities Month - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council unanimously authorized issuance of a proclamation declaring October 2008 as *Arts and Humanities Month* in the City of Redlands and calling upon our residents to promote and enjoy the arts and culture of our community.

Funds - Transportation Impact Fee Study - Municipal Utilities and Engineering Director Hoerning presented a brief overview of the scope of work for a Transportation Impact Fee study. Councilmember Harrison moved to approve an appropriation from the Local Transportation Fund in the amount of \$34,000.00 to perform a Transportation Impact Fee Study. Motion seconded by Gallagher and carried unanimously.

Resolution No. 6760 - Measure I - Two Year Capital Improvement Program - Municipal Utilities and Engineering Director Hoerning responded to questions from Councilmember Bean regarding the Capital Improvement Program relating to Measure "I" funds. Councilmember Bean moved to adopt Resolution No. 6760, a resolution of the City Council of the City of Redlands adopting the Two Year Capital Improvement Program related to Measure "I". Motion seconded by Councilmember Gallagher and carried unanimously.

Pre-Disaster Mitigation Grant Funding - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council

unanimously authorized staff to apply for Pre-Disaster Mitigation Grant funding for the Downtown Redlands storm drain; seismic retrofit for the Civic Center and Local Hazard Mitigation Plan Update.

Agreement - Janitorial Services - Mayor Harrison asked if the proposed janitorial service agreement required the use of "green" supplies; Quality of Life Director van Dorst replied it was included in the proposed agreement. Councilmember Harrison moved to approve an agreement with Custom Service Systems for the provision of janitorial services and supplies to City facilities and to authorize the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City. Motion seconded by Councilmember Gallagher and carried unanimously.

Rental Property Ordinance Implementation - Regarding the implementation of the rental property ordinance, Quality of Life Director van Dorst clarified for Mayor Harrison the difference between an exterior and interior inspection. Councilmember Harrison moved to direct City staff to proceed with the implementation of the rental property ordinance and to utilize the forms and procedures as presented. Motion seconded by Councilmember Gallagher and carried unanimously.

Funds - Purchase of Bus - Senior Transportation Program - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council unanimously authorized the purchase of a 2008 Para Transit Bus with handicap accessibility features and approved an additional appropriation in the amount of \$79,999.11 for the use of AB2766 Subvention Funds for the purchase of the vehicle for the Police Department's Senior Transportation Program.

## PUBLIC HEARING

Resolution No. 6763 - TEFRA Hearing - Public hearing was advertised for this time and place to consider Resolution No. 6763 to approve the issuance by the California Statewide Communities Development Authority of Health Care Revenue Bonds in the aggregate principal amount of approximately \$55,000,000.00, a portion of the principal amount of which will be applied to the financing of the acquisition of a licensed health care facility commonly known as "The Buchanan House" located at 1543 North University Street (Mountain Shadows Support Group, Inc., Owner). Mayor Harrison declared the meeting open as a public hearing. Finance Director/City Treasurer Kundig reviewed the request from Mountain Shadows Support Group, Inc. On behalf of the California Statewide Communities Development Authority, Terrance Murphy responded to Councilmembers' questions. Mayor Harrison called for public comments. There being no verbal or written comments, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6763, a resolution of the City Council of the City of Redlands approving Health Care Revenue Bonds to be issued by the California Statewide Communities Development Authority to benefit Mountain Shadows Support

Group, Inc. for the purpose of financing the acquisition of licensed health care facilities. Motion seconded by Councilmember Gallagher and carried unanimously.

## COMMUNICATIONS

Meeting Attendance - In compliance with Government Code Sections 53232.2 and 53232.3, Mayor Pro Tem Gilbreath, Councilmember Aguilar, Mayor Harrison and Councilmember Bean reported on their attendance at the League of California Cities annual conference held on September 24-27, 2008, in Long Beach. Councilmember Gallagher was unable to attend but was glad we had good representation at the conference.

## NEW BUSINESS

U. S. Conference of Mayor's Healthy Cities Campaign - Mayor Pro Tem Gilbreath reported the United States Conference of Mayors has initiated a Healthy Cities Campaign to support "Leadership for Healthy Communities" which is a national program of the Robert Wood Johnson Foundation supporting state and local policy leaders in efforts to create healthier communities by promoting policies and programs that will improve access to affordable healthy foods, increase opportunities for safe physical activity and improve the social environments that shape how children perceive and relate to healthy eating and active living. Through Mayor Pro Tem Gilbreath's efforts, the City initiated its own Healthy Cities Campaign earlier this year with the establishment of a "Healthy Redlands" program. In joining the U. S. Conference of Mayor's Campaign, the City will emphasize its commitment to active living and supporting healthier lifestyles. Councilmember Gilbreath moved to approve the City joining the U. S. Conference of Mayors' Healthy Cities Campaign as recommended by Mayor Harrison and Mayor Pro Tem Gilbreath. Motion seconded by Councilmember Gallagher and carried unanimously. Mayor Pro Tem Gilbreath complimented the Fire Department personnel for their participation in the Healthy Redlands Initiative with the school children.

Alliance for Commercialization of Technology - Mayor Harrison reported the City has received a request to become a "Partnering Sponsor" from the Alliance for Commercialization of Technology (ACT), a non-profit member-based organization located in the Inland Empire that maintains the ACT Network of Southern California entrepreneurs, academic research enterprises, economic development interest, business and technology service providers and investors. The network is an evolving platform that delivers a variety of programs and services to entrepreneurs that helps them establish new start-up technology companies in the Inland Empire, accelerate their growth and sustain them as they mature into highly profitable enterprises. There is no financial commitment for the City to become a Partnering Sponsor. The sponsorship simply reflects the City's commitment to support ACT's mission and recognize

the selfless efforts of its members. As a Partnering Sponsor, the City's logo will be displayed on the ACT website to signify its support. Councilmember Harrison moved to authorize the City becoming a "Partnering Sponsor" of the Alliance for Commercialization of Technology. Motion seconded by Councilmember Gilbreath and carried unanimously.

Police Dispatch Center - Bids were opened and publicly declared on September 26, 2008, by the Assistant City Clerk for the Police Dispatch Center Tenant Improvements Project; a bid opening report is on file in the Office of the City Clerk. Municipal Utilities and Engineering Director Hoerning reviewed the situation with the evacuation of the Safety Hall building and the work of the sub-committee including herself and Community Development Director Orci with the recommendation two Councilmembers be included in discussions regarding options relating to Safety Hall and the relocation of the Police Department facilities and staff. One to two meetings of the sub-committee will be held per week, workshops will be scheduled with the full City Council with community input, and the final recommendations will be brought back in January 2009. President of the Redlands Historical Museum Nelda Stuck reminded Councilmembers that on May 2, 2000, the City Council unanimously approved use of the "old" City Hall as a museum. Councilmembers discussed at length the scope of work expected from the sub-committee. Councilmember Bean felt it would be helpful to receive a written overview of the process. Mayor Harrison suggested holding the workshops in the evening for maximum exposure and desired monthly reports to the City Council.

CEQA Exemption - Councilmember Gilbreath moved to determine that the award of the contract for construction of the Police Dispatch Center Tenant Improvements Project is exempt from environmental review under CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) in that it can be seen with certainty that the proposed tenant improvements have no possible significant effect on the environment. Motion seconded by Councilmember Gallagher and carried unanimously.

Funds - Councilmember Gilbreath moved to appropriate an additional \$25,000.00 from the Public Facilities Fund for Police Facilities for the construction of the Police Dispatch Center Tenant Improvements Project. Motion seconded by Councilmember Gallagher and carried unanimously.

Construction Contract - Councilmember Gilbreath moved to approve the plans and specifications for the Police Dispatch Center Tenant Improvements Project at Fire Station No. 264 (Corporate Yard) and award the construction contract to Hinckley and Associates, Inc. in the amount of \$76,500.00, authorized a construction contingency of \$18,500.00 for a total amount of \$95,000.00 and authorized the Mayor to execute, and the City Clerk to attest to, the document on behalf of the City. Motion seconded by Councilmember Gallagher and carried unanimously.

Sub-Committee - Safety Hall Options - Councilmember Harrison moved that the City Council approve formation of an ad-hoc subcommittee comprised of Mayor Pro Tem Gilbreath and Councilmember Gallagher to discuss with staff options relating to Safety Hall and the relocation of Police

Department facilities and staff. Motion seconded by Councilmember Aguilar and carried unanimously.

Policy Budget - Executive Intern Rachel Tolber said a policy budget is a method by which municipal government is able to identify and focus on critical issues in the community as well as develop and implement plans and funding strategies to address these issues. The selected issues may or may not be addressed completely within one fiscal year and may be incorporated in the operating or capital budget. Therefore, the policy budget helps to maintain the policy direction for the City over time. In collaboration with all department heads, the Policy Budget Working Group established a list of potential policy budget issues. After review of all issues submitted, the group subsequently selected seven issues as the most critical. A brief presentation of each significant issue was made as follows: establishment of a high performance organizational culture by Human Resources Director Scott-Leistra; long-term financial management plan development by Finance Director/City Treasurer Kundig; City network infrastructure improvements by Chief Information Officer Hexem; five-year street improvement program development by Municipal Utilities and Engineering Director Hoerning; drainage and flood control improvements by Municipal Utilities and Engineering Director Hoerning, construction or acquisition of a police facility by Police Chief Bueermann; and the North Redlands Neighborhood Revitalization Strategy by Redevelopment and Economic Development Director Hobbs. Staff recommended the City Council select three to five issues to be further explored in "white papers." The ultimate goal is to factor in resources into the operating budget for Fiscal Year 2009-2010 to support an implementation plan and funding strategy for the priority issue(s) selected by the City Council. Executive Intern Tolber briefly reviewed additional issues identified by department heads. City Manager Martinez explained what he wanted to accomplish. Councilmembers discussed these issues at length and identified issues not included such as economic development especially for the downtown area, the General Plan update, parks and park structures maintenance and a downtown parking structure. Councilmembers concurred they wanted to see "white papers" on each of the seven issues deemed critical by staff and directed staff to address the downtown economic development issue at the next City Council meeting.

Funds - 9-1-1 Telephone Equipment - Police Chief Bueermann explained the State of California provides for appropriate 9-1-1 services within the state by providing grant monies to local agencies to maintain their 9-1-1 infrastructure. The current 9-1-1 phone system is outdated and due for replacement. The initial expenditure of \$216,028.74 in grant monies for the new 9-1-1 telephone system will be billed directly to the State of California by Verizon who installs and maintains the 9-1-1 system. The residual amount left in the grant will be spent by the Police Department on grant approved equipment and systems within the Dispatch Center. The total amount must be spent within twelve months of starting the expenditure process. Councilmember Gilbreath moved to accept the

State of California 9-1-1 Upgrade Grant Funding for the Redlands Police Department totaling \$270,000.00; authorized an additional appropriation in the amount of \$53,971.26; and authorized the purchase the new 9-1-1 equipment in the amount of \$216,028.74. Motion seconded by Councilmember Gallagher and carried unanimously.

### CLOSED SESSION

The City Council meeting recessed at 5:20 P.M. to a closed session to discuss the following:

1. Conference with legal counsel: Existing litigation - Government Code §54956.9(a)
  - a. Mary Jane Both v. City of Redlands, et al - San Bernardino County Superior Court Case No. SCVSS 148597

The meeting reconvened at 7:00 P.M.

### PRESENT

Jon Harrison, Mayor  
Pat Gilbreath, Mayor Pro Tem  
Mick Gallagher, Councilmember  
Pete Aguilar, Councilmember  
Jerry Bean, Councilmember

### ABSENT

None

### STAFF

N. Enrique Martinez, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Jim Bueermann, Police Chief; David Hexem, Chief Information Officer; Daniel Hobbs, Redevelopment Agency Director; Rosemary Hoerning, Municipal Utilities and Engineering Director; Tina Kundig, Finance Director/City Treasurer; Jeff L. Frazier, Fire Chief; Oscar W. Orci, Community Development Director; Deborah Scott-Leistra, Human Resources Director; Gary van Dorst, Quality of Life Director

### CLOSED SESSION REPORT

There was no reportable action taken during the closed session.

### PRESENTATIONS

Grant from Kaiser Permanente - On behalf of Kaiser Permanente, Paul Foster presented a grant payable to the Redlands Community Foundation in the amount of 5,000.00 to Mayor Pro Tem Gilbreath for the Healthy Redlands Initiative. Mayor Pro Tem Gilbreath gratefully accepted the grant.

Proclamation - National 4-H Week - On motion of Councilmember Gilbreath, seconded by Councilmember Gallagher, the City Council unanimously authorized the issuance of a proclamation declaring October 5-11, 2008, as

*National 4-H Week* urging all residents to observe this week by connecting with youth, friends, fellow employees and civic groups to engage in projects benefiting their community. Mayor Pro Tem Gilbreath presented the proclamation to representatives from the East Valley 4-H Club.

#### ANNOUNCEMENTS/REPORTS

Mayor Pro Tem Gilbreath reported on her attendance at the recent SANBAG and SCAG meetings. Councilmember Gallagher reported on his attendance at the recent Omnitrans meeting. Mayor Harrison reported on his attendance at the Wash Plan meeting. Mayor Pro Tem Gilbreath announced the next meeting of Healthy Redlands will be held on October 22, 2008, at 1:30 P.M. in the City Council Chambers. She also announced the Redlands Bulldog Triathlon (5K run, walk and roll) to be held on Sunday, October 19, 2008, at the Ted Runner Stadium.

#### PUBLIC HEARINGS

Resolution No. 6749 - Underground Utility District No. 15 - Public hearing was advertised for this time and place to consider Resolution No. 6749 to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar or associated service for the formation of an Underground Utility District (No. 15) on Cypress Avenue between Lakeside Avenue and San Jacinto Street. Mayor Harrison declared the meeting open as a public hearing. Quality of Life Director van Dorst reported the City Council adopted Resolution No. 6748 on September 3, 2008, setting a public hearing for the proposed underground utility district. Councilmember Bean asked staff to look into seeing if there was a more cost-effective method rather than having to pay the outrageous cost charged by Southern California Edison. Mayor Harrison called for a public comments. There being no verbal or written comments, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6749, a resolution of the City Council of the City of Redlands establishing Underground Utility District No. 15 along Cypress Avenue between Lakeside Avenue and San Jacinto Street. Motion seconded by Councilmember Gallagher and carried unanimously.

Resolution No. 6761 - Community Facilities District Annexation - Public hearing was advertised for this time and place to consider Resolution No. 6761, a resolution of the City Council of the City of Redlands calling a special election and submitting to the qualified electors of territory proposed to be annexed to Community Facilities District No. 2004-1 the question of levying special taxes within the territory proposed to be annexed referred to as Annexation No. 4 for Minor Subdivision No. 288, Parcel Map No. 815, located at the southeast corner of Ford Street and the I-10 Freeway (Maggie Lane Development Corporation, applicant). Mayor Harrison declared the meeting



open as a public hearing. City Clerk Poyzer reported the notice of this hearing was published in the Redlands Daily Facts on September 22, 2008, and mailed to the current owner of the real property on September 12, 2008. Municipal Utilities and Engineering Director Hoerning reviewed the process. Paul Thompson, Albert A. Webb Associates, explained the method of assessment for this annexation. Mayor Harrison called for protests, comments and questions from any persons wishing to speak, including persons owning property within the territory to be annexed to the Community Facilities District and taxpayers, with respect to the annual levy of special taxes within the territory proposed to be annexed to the Community Facilities District to pay the cost of services and incidental expenses of the Community Facilities District. There were no verbal or written protests, comments or questions. City Clerk Poyzer reported there are no registered voters in the area to be annexed; therefore, this will be a landowner election and agreed to hold the special election on October 21, 2008. As there were no protests filed, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6761. Motion seconded by Councilmember Gallagher and carried unanimously.

Resolution No. 6762 - Community Facilities District Annexation - Public hearing was advertised for this time and place to consider Resolution No. 6762, a resolution of the City Council of the City of Redlands calling a special election and submitting to the qualified electors of territory proposed to be annexed to Community Facilities District No. 2004-1 the question of levying special taxes within the territory proposed to be annexed referred to as Annexation No. 5 for Commission Review and Approval No. 826 located at the southeast corner of California Street and Orange Tree Lane (J. L. S. Enterprises, L.P., applicant). Mayor Harrison declared the meeting open as a public hearing. City Clerk Poyzer reported the notice of this hearing was published in the Redlands Daily Facts on September 22, 2008, and mailed to the current owner of the real property on September 12, 2008. Municipal Utilities and Engineering Director Hoerning reviewed the process. Mayor Harrison called for protests, comments and questions from any persons wishing to speak, including persons owning property within the territory to be annexed to the Community Facilities District and taxpayers, with respect to the annual levy of special taxes within the territory proposed to be annexed to the Community Facilities District to pay the cost of services and incidental expenses of the Community Facilities District. There were no verbal or written protests, comments or questions. City Clerk Poyzer reported there are no registered voters in the area to be annexed; therefore, this will be a landowner election and agreed to hold the special election on October 21, 2008. As there were no protests filed, the public hearing was declared closed. Councilmember Gilbreath moved to adopt Resolution No. 6762. Motion seconded by Councilmember Gallagher and carried unanimously.

## PUBLIC COMMENTS

Concerns - Joe Lanspa submitted a letter with a list of concerns he wanted the City Council to address that he felt would help direct our City in the right direction.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:48 P.M. The next regular meeting will be held on October 21, 2008.