

CITY OF REDLANDS

CITY COUNCIL

A G E N D A

DECEMBER 3, 2024

EDDIE TEJEDA
Mayor

PAUL T. BARICH
Mayor Pro Tempore

DENISE DAVIS
Council Member

**JENNA
GUZMAN-LOWERY**
Council Member

MARIO SAUCEDO
Council Member

JEANNE DONALDSON
City Clerk

PHILLIP DOOLITTLE
City Treasurer



CHARLES M. DUGGAN JR.
City Manager

YVETTE M. ABICH GARCIA
City Attorney

5:00 p.m. Open Public Meeting, Public Comment (Closed Session)
6:00 p.m. Open Session (Public Meeting)
* * *

City Council Chambers
Civic Center, 35 Cajon Street, Redlands, California

AGENDA

The following information comprises the agenda for the regular meeting of the City Council of the City of Redlands at the times noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, on:

TUESDAY, DECEMBER 3, 2024

To join via Zoom on a computer, laptop, or smart device

Please visit www.zoom.us, click on Join a Meeting

Enter the **Meeting ID 896 2789 8341**, then run the Zoom launcher

To join via Zoom with audio only (cell phone or landline):

Dial **1-877-853-5247**

Enter the **Meeting ID 896 2789 8341**

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall.

In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the mayor will adjourn the meeting to a future date.

PLEASE NOTE: Anyone desiring to speak on an agenda item at this meeting may do so during the consideration of that item. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

- **To provide comment while participating from Council Chambers:**
 - Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
 - After the meeting has convened, you may place the speaker form in the basket at the table along the north wall of the Chambers. Please do not disturb the City Clerk while the meeting is in progress.
- **To provide comment through Zoom (on a computer, laptop, or smart device):**
 - Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak
- **To provide comment via audio only (cell phone or landline):**
 - Dial *9 to "Raise Hand". The moderator will identify you by your area code and last 3 numbers of your telephone number when it is your turn to speak.



PLEASE SILENCE CELL PHONES, PAGERS AND OTHER ELECTRONIC COMMUNICATION DEVICES UPON ENTERING THE CHAMBERS

5:00 P.M.

A. **Call City Council Meeting to Order.**

B. Public Comment

(Any person wishing to provide public comment on a closed session matter may do so at this time.)

C. Recess City Council Meeting to a Closed Session

1. Conference with legal counsel: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney Garcia)
One Case:
a. Harper v. City of Redlands, et al. , U.S. District Court Central District of California , Case No. 5:23-cv-00695-SSS-KKy

2. Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	APNs: 0173-231-23-0000 and 0173-231-26-0000 (England Grove)
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Johanna Crooker, ACIP Director of Forward Planning - Entitlements, Southern California; Meritage Homes of California, Inc.
Under Negotiation:	Terms of payment and price of possible land purchase by City.

3. Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	APN: 0171-191-30-0000
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Steve Stockton, President, Redlands Historical Museum Association
Under Negotiation:	Terms of possible lease with City.

4. Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	APN: 0292-166-08-0000 (Grove School)
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Jason Hill, Deputy Superintendent, Business Services/CBO; Redlands Unified School District
Under Negotiation:	Terms of possible property transfer to Redlands Unified School District.

6:00 P.M.

D. Reconvene City Council Meeting

- E. **Invocation by Council Member Davis-Pledge of Allegiance**
(In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)
- F. **Closed Session Report**
(No reportable action taken in closed session unless otherwise announced by the City Attorney at this time.)
- G. **Presentations**
1. Holiday Performance by the Redlands Girls Vocal Ensemble led by Katharine Bond (Mayor Tejeda)
 2. Presentation of holiday video from the City of Redlands (Mayor Tejeda)
 3. Presentation of a \$25,000 check to Animal Shelter from Tom Bell Chevrolet (Mayor Pro Tem Barich)
- H. **Public Comment - City Council**
(At this time, the City Council will provide an opportunity for the public to address them on any subject, within the jurisdiction of the City Council, which is not already scheduled on this agenda. However, any matter that requires action will be referred to staff for a report and possible action at a subsequent meeting. Comments will be limited to three {3} minutes.)
- I. **Consent Calendar**
(The following routine items have been recommended for approval and will be acted upon simultaneously unless separate discussion and/or action is requested by a Councilmember or a member of the audience.)
1. Approve the regular meeting minutes November 19, 2024 (City Clerk Donaldson)
 2. Approve the Local Appointments List for 2025 of all regular and ongoing commissions and boards of the City of Redlands (Mayor Tejeda)
 3. Adopt Resolution No. 8642 to receive an annual report of City of Redlands surplus lands (Assistant City Manager Boatman)
 4. Approve the Second Amendment to the Professional Services Agreement with CASC Engineering and Consulting, Inc., increasing the Agreement by \$50,000 to an aggregate amount not-to-exceed \$125,000 to allow for the continued performance of professional services for field survey and survey mapping/improvement plan review services for the City and determine that approval of this agreement amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)
 5. Adopt Resolution No. 8648 to authorize a one-year time Extension of Time to the expiration date of Commission Review & Approval No. 949 for the construction of a 48,079 square-foot light industrial building with ancillary office space on a 2.56-acre parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (Development Services Director Desatnik)

6. Reject all bids received for the Redlands Fire Department Household Hazardous Waste Collection Site Metal Canopy; bids received exceed the available budget (Facilities and Community Services Director Crocker)
7. Reject all bids received for the Joslyn Senior Center HVAC and Roofing project; bids received exceed the available budget (Facilities and Community Services Director Crocker)
8. Approve the Professional Services Agreement with Jacob Green & Associates, Inc in the amount of \$71,950 for the development and implementation of an Emergency Management Comprehensive Training and Exercise program (Fire Chief Sessler)
9. Authorize the annual maintenance payment to Motorola Solutions, Inc. in the amount of \$110,887.77 for the Police Department's Spillman Computer Aided Dispatch/Records Management System (Management Services/Finance Director Garcia)
10. Approve the negotiation of Cooperative Agreement with the San Bernardino Municipal Water Department and partnering agencies for the development of a Regional Biosolids Program Feasibility Study for an amount not-to-exceed \$50,000, designate the City Manager or his designee as the City's representative, authorize approval when agreement is finalized, and determine that this action is exempt from environmental review pursuant to Section 15378 of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)
11. Approve the Professional Services Agreement with Leslie Palencia, doing business as Palencia Consulting Engineers, for an amount not-to-exceed \$79,280 to prepare Watershed Sanitary Survey 5-Year Updates, and determine that approval of this Agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)
12. Adopt Resolution No. 8640 authorizing the Redlands Police Department's participation in the Tobacco Grant Program funded by the California Department of Justice for Fiscal Year 2024-25 and appropriation of the grant of \$43,148.00 to the Police Department (Police Chief Tolber)
13. Approve the Memorandum of Understanding with the Inland Regional Narcotics Enforcement Team and authorize the Chief of Police to execute the Memorandum of Understanding (Police Chief Tolber)
14. Approve the submission of a Facility Request Form to the University of Redlands for use of its facilities from January 1, 2025 through December 31, 2026 for the purpose of Redlands Police Department training, presentations, and testing and authorize the Chief of Police or her designee to execute the request form and related facility use documents (Police Chief Tolber)

J. **Communications**

1. Recognition of outgoing Council Member Jenna Guzman-Lowery

K. **Public Hearings**

1. **PUBLIC HEARING** to consider Resolution No. 8641 related to the development applications for the proposed "Tennessee Village" project located on a 13.48-acre site located on the east side of Tennessee Street approximately 600 feet north of West Lugonia Avenue within the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (APN: 0167-171-15-0000):

(Mayor to declare the meeting open as a public hearing)

- A. **Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program** prepared for the project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines.
- B. **Socio-Economic Cost/Benefit Study** prepared for the proposed project as required by Measure U.
- C. **Amendment No. 50 to Specific Plan 40** – A request to amend the East Valley Corridor Specific Plan (Specific Plan No. 40) to remove the project site consisting of 13.48 acres (gross) from the boundaries of Specific Plan 40 area.
- D. **Zone Change No. 477** – A request to change the zoning designation of the 13.48 (gross) acre project site from Special Development (EV/SD) District to General Commercial (C-3) District.
- E. **Tentative Parcel Map No. 20688** – A request to subdivide the entire project site into four parcels consisting of 1.37 net acres, 1.49 net acres, 5.02 net acres, and 4.88 net acres in size for development purposes.
- F. **Conditional Use Permit No. 1173** – A request to construct a mixed-use project consisting of 460 apartments and approximately 18,000 square feet of commercial space on a vacant 13.48-acre site as allowed in the C-3, General Commercial District.
- G. **Commission Review and Approval No. 956** – A request for site plan approval and architectural design review to construct a mixed used development composed of 460 apartment units within ten buildings and approximately 18,000 square feet of commercial space. The residential units include one-bedroom, two-bedroom, and three-bedroom floor plans ranging from 755 to 1,599 square feet each.
- H. **Density Bonus Agreement with Declaration of Affordable Housing Covenants and Restrictions** – A request to approve a Density Bonus Agreement which sets forth the terms and conditions to allow the Density Bonus Units and increased density for the project, the concessions and waivers that the developer is entitled to pursuant to State law, and affordability covenants to ensure the affordability of twenty (20) apartment units for Very Low Income households.
(Development Services Director Desatnik)

L. **New Business**

- 1. Consideration of the Agreement with Schmidt Geomatic Mapping, Inc. to provide aerial mapping and land surveying services for the California Street Landfill for a potential total amount not-to-exceed \$266,976 and determine that approval of the Agreement is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Director Crocker)
- 2. Consideration of the Non-Professional Services Agreement with Clean Infusion LLC for the Wastewater Treatment Plant Secondary Clarifier Rehabilitation Project for an amount not-to-exceed \$430,000, and determination that the project is categorically exempt from environmental review pursuant to Section 15302(c) of the State's Guidelines for Implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

M. **Individual Council Member Announcements and/or Reports on Activities**
(No collective discussion or action.)

N. **Adjournment**
The next regular meeting of the City Council will be held on December 17, 2024.

If you challenge any proposed development entitlement listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobey, of the Municipal Utilities and Engineering Department at (909) 798-7584 ext 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

(28 CFR 35.102-35.104 ADA Title II)

Any writings or documents distributed to a majority of the City Council regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the City Clerk's Office or at the dais of the City Clerk once the open session begins.

Staff reports or other written documentation relating to items referred to on the agenda are available at the A. K. Smiley Public Library, 125 West Vine Street, Redlands, California, and on the City's website referenced below.

Regular meetings are televised live on Redlands TV Channel 3 (Spectrum) and Channel 35 (Frontier) and re-broadcast at 7:00 P.M. the following Wednesday, Friday and Sunday; and at 9:00 A.M. Thursday, Saturday and Monday. Meetings are also streamed live and archived for later viewing on demand on the City's website at www.cityofredlands.org. Agendas, staff reports and minutes of the City Council of the City of Redlands are available online at: www.cityofredlands.org.