

MINUTES

Regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on November 19, 2024 at 5:00 P.M.

Present: Eddie Tejeda, Mayor
Paul Barich, Mayor Pro Tempore
Denise Davis, Council Member
Jenna Guzman-Lowery, Council Member
Mario Saucedo, Council Member

Staff: Charles M. Duggan, Jr., City Manager; Yvette M. Abich Garcia, City Attorney; Jeanne Donaldson, City Clerk; Janice McConnell, Assistant City Manager; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Danielle Garcia, Management Services/Finance Director; Brian Desatnik, Development Services Director; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Fire Chief; Stephen Crane, Deputy Police Chief; Tabitha Crocker, Facilities and Community Services Director; Robert Meteau, HR/Risk Management Director

Mayor Tejeda called the meeting to order and explained that comments could be presented in-person, via Zoom, via cell phone or landline. He offered the public an opportunity to provide comment on any item on the agenda for the closed session.

PUBLIC COMMENT

Open Government - Stephen Rogers raised concerns about the proposed extension of the City Attorney's employment contract and urged the Council to establish a set of goals and objectives which should be tied to the City Manager's employment contract.

CLOSED SESSION

Conference with legal counsel: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney Garcia)

Two Cases:

a. Miller & Associates, LLC v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB2203755

b. Salcido v. City of Redlands, et al., San Bernardino County Superior Court, Case No. CIVSB2218452

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

Property:	APN: 0170-142-12-0000 (Property One Parcel) and APN: 0169-272-27-0000 (City Parcel)
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Lance Lenhart, Manager, Property One, LLC
Under Negotiation:	Terms of possible exchange of real property by City.

Conference with Labor Negotiator – Government Code §54957.6
(Assistant City Manager McConnell)

Agency Negotiators:	Mayor Tejeda and Mayor Pro Tempore Barich
Unrepresented Employees:	City Attorney

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:00 P.M. with an invocation by Council Member Saucedo followed by the pledge of allegiance to the American flag.

CLOSED SESSION REPORT

City Attorney Garcia announced that no reportable action was taken during the closed session.

PRESENTATIONS

Recognition of 2024 City of Redlands Retirees

Mayor Tejeda listed the names of the 2024 City of Redlands retirees, thanked them for their service and presented a small gift of appreciation to the retirees who attended the meeting, including Lynn Rezendes, Tommi Ng, Joseph Valdivia and Heather Collier.

PUBLIC COMMENT

Crystal Springs Property - Steve Rogers requested the City purchase the Crystal Springs Ranch property and designate it as open space, due to its cultural and historical significance. Additionally, he asked the Council to prevent the current owners from ravaging the property.

Council Member Appreciation - Anthony Dodd and Tracy Wise expressed their sincere gratitude for the work that Council Member Guzman-Lowery has accomplished over the last four years and thanked her for her thoughtful, intelligent, and caring efforts.

Various Musings - Dennis Bell complimented Director Harris and his staff for providing informative tours of the wastewater treatment plant and the Hinckley Water Treatment plant. He complained about the public outreach efforts related to the Arts and Culture Master Plan, and thought this was a waste of money.

So Cal Gas Introductions - Janel Ruiz introduced herself as the new Public Affairs Manager of the South Inland region of So Cal Gas.

CONSENT CALENDAR

Minutes

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the special joint City Council and Planning Commission meeting minutes of October 8, 2024, and the regular meeting minutes of October 15, 2024.

Vote: 5 - 0 Passed

Student Commissioner Appointments

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously appointed, by roll call vote, Grace Emrick, Redlands High School, to serve as the student commissioner on the Human Relations Commission for calendar year 2025; appointed Vincent Fu, Citrus Valley High School, to serve as the student commissioner on the Traffic and Parking Commission for calendar year 2025; and appointed Victoria Grace Montaghami, The Grove High

School, to serve as the student commissioner on the Parks and Recreation Advisory Commission for calendar year 2025.

Vote: 5 - 0 Passed

Municipal Utilities/Public Works Commission Appointments

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously reappointed, by roll call vote, Thomas Breitreuz, David Garcia, and Paul Norwood to the Municipal Utilities/Public Works Commission to serve additional four-year terms each on the Municipal Utilities/Public Works Commission ending November 16, 2028.

Vote: 5 - 0 Passed

Cultural Arts Commission Appointment

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously appointed, by roll call vote, Brian Ball to serve the remainder of a four-year term on the Cultural Arts Commission ending January 6, 2027.

Vote: 5 - 0 Passed

Resolution No. 8603 Street Vacation No. 194 Mecca Street

Development Services Director Desatnik reviewed Resolution No. 8603 for Street Vacation No. 194 and the request to summarily vacate an excess portion of unimproved Mecca Street right-of-way that is 30 feet in width and approximately 298 feet in length (total of approximately 8,941 square-feet) located approximately 150 east of Gold Hill Lane and south of 31119 Outer Highway 10. While Mecca Street is considered public right-of-way, it is unimproved, there is no public access, and the adjacent landowners have built fences and placed storage materials within the right-of-way. The property owner asked for the vacation of the portions of Mecca Street adjacent to the parcels they own, in order to allow potential future property improvements or development of the properties without further concern about potential encroachment onto public right-of-way.

As public comment, Steve Rogers asserted he thought the strip of land is not excess property and even though it is dirt, people use it as a trail and a pedestrian pathway. He said the property should be opened for pedestrian and trail use. Director Desatnik pointed out that the right-of-way does not connect to any other access point and stops at a dead-end. Assistant City Manager Boatman clarified that Gold Hill Lane provides public right-of-way.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that the proposal is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines; and adopted Resolution No. 8603 for Street Vacation No. 194, to summarily vacate an excess portion of unimproved Mecca Street right-of-way that is 30 feet in width and approximately 298 feet in length (total of approximately 8,941 square-feet) located approximately 150 east of Gold Hill Lane and south of 31119 Outer Highway 10 (APNs: 0300-101-30-0000 and 0300-101-23-0000).

Vote: 5 - 0 Passed

First Amendment Community Works Design Group for BMX Pump Track

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the First Amendment to the Agreement with Community Works Design Group, LLC to extend the agreement to June 30, 2025, to complete the design of a BMX Pump Track.

Vote: 5 - 0 Passed

Drainage Study Agreement San Timoteo Canyon, Live Oak Canyon, and Alessandro Road

Facilities and Community Services Director Crocker reported on a Professional Services Agreement with Watearth, Inc. to perform a drainage study for San Timoteo Canyon, Live Oak Canyon, and Alessandro Road for an amount not to exceed \$128,377. The Streets Division provides for the general maintenance and repair of 314 miles of streets and 90 miles of storm drains within city limits. One particular area is the canyon area along Live Oak Canyon Road, San Timoteo Road, and Alessandro Road has become the main thoroughfare for commuters and visitors. With increased vehicular traffic and a significant amount of residential construction, these routes may experience concerns during and after heavy rains, and result in an increase in water erosion. To assess and mitigate the issues along these routes, the proposed drainage study will be prepared to effectively address future operations and maintenance of this area.

As public comment, Stephen Rodgers wondered why the project was being run through Facilities and Community Services, when he said it was clear this work should be managed by engineers. Municipal Utilities and Engineering Director Harris clarified that City Engineer Goutam Dobey had developed the scope, and he will be reviewing the project.

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of the Professional Services Agreement with Watearth, Inc. is exempt from environmental review pursuant to Section 15061 (b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the Professional Services Agreement with Watearth, Inc. to perform a drainage study for San Timoteo Canyon, Live Oak Canyon, and Alessandro Road for an amount not to exceed \$128,377.

Vote: 5 - 0 Passed

NYE Beach Ball Drop Event In-kind Request

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously determined, by roll call vote, that the approval of the event is exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; authorized and approved a request for In-Kind support in the amount of \$2,209, and temporary street closure of Fifth Avenue related to the New Year's Eve Beach Ball Drop event hosted by the Redlands Visitor Center on December 31, 2024.

Vote: 5 - 0 Passed

In-Kind Request Redlands Christmas Parade

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of the event is exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; authorized and approved a request for in-kind support in the amount of \$37,286.72, and the temporary street closures related to the Redlands Christmas Parade event hosted by the Kiwanis Club on December 7, 2024.

Vote: 5 - 0 Passed

Accept FY 2022 Homeland Security Grant Program Funding Award

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously accepted, by roll call vote, the Federal Emergency Management Agency 2022 Homeland Security Grant Program funds in the amount of \$17,393 to purchase a DHI Mavic Thermal Drone Package; and approved an additional appropriation for the same amount.

Vote: 5 - 0 Passed

MOU SBC Probation Department After-School Program At-risk Youth

On motion of Council Member Denise Davis, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, the Memorandum of Understanding (MOU) between the San Bernardino County Probation Department and the City of Redlands Police Department to implement an after-school program for at-risk youth; and authorized the Chief of Police to execute the agreement.

Vote: 5 - 0 Passed

Paul Smith, through Toyota of Redlands Donation of \$250,000

Mayor Pro Tem Barich recused himself from this item due to his source of income relationship with Toyota of Redlands. Deputy Police Chief Crane was pleased to report that Paul Smith, through Toyota of Redlands notified the Police Department of his intent to donate \$250,000 to the City to outfit the new Redlands Police Department's Wellness facility. The facility will provide members of the organization access to free weights, dumbbells, cardio equipment, mat space for defensive tactics/yoga/recovery, a sauna, cold plunge, and other recovery methods.

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously accepted, by roll call vote, the monetary donation in the amount of \$250,000 from Paul Smith, through Toyota of Redlands; and approved an additional appropriation of the same.

Vote: 4 - 0 Passed

Other: Mayor Pro Tempore Paul Barich (RECUSE)

COMMUNICATIONS

2024 League of California Cities Annual Conference Report

Council Member Davis and Council Member Saucedo each reported on their attendance at the League of California Cities Annual Conference and Expo held October 16-18, 2024 in Long Beach. They were honored to represent the City and enjoyed meeting with a variety of colleagues from across the state and beyond. Council Member Davis highlighted the following sessions: the LGBTQ Caucus meeting, the Path Towards Plastic Pollution Prevention, Navigating the EV Transition and Trolls on Social Media. Council Member Saucedo attended courses related to housing and wildfire prevention and, as the voting delegate, he reviewed the process by which the Resolutions Committee hears, debates and considers resolutions addressing issues facing California's cities.

2024 National Community Survey (NCS) Results Presentation

Assistant City Manager McConnell introduced Brandon Barnett, Senior Survey Associate with Polco, who detailed the 2024 National Community Survey (NCS) results. In order to effectively gauge Redlands residents' continued satisfaction with City services, in August 2024, the City released the 2024 NCS, during the months of August, September and early October. The NCS includes standard questions for measuring resident satisfaction levels and perceptions of the quality of local government services and a half page of customized questions regarding specific local issues. The standardized portions of the NCS allow Polco to provide benchmark comparisons to any of the hundreds of communities that have conducted the survey. Polco compiled the results into a report which highlighted historical trends since 2021, noting areas where the City received positive feedback from Redlands residents, while also identifying areas where City services can improve. A summary of conclusions included, 1) Most residents feel a strong sense of safety in Redlands; 2) Redlands' economic health is important to residents; 3) Residents appreciate many aspects of the City's leadership and governance; 4) Residents consider mobility a priority and praise walkability and the ease of travel by bicycle in the city; and 5) Redlands' educational and cultural opportunities are a valued aspect of community livability.

As public comment, Dennis Bell said the number of respondents was hardly significant in comparison to the City's population. He thought there was an overall lack of confidence in the government and this survey was a waste of taxpayer money. Expressing concern about some of the results, Mayor Pro Tem Barich suggested the City needed to evaluate its methods for communicating with the public and work towards finding better methods of reaching out to the community. Council Member Davis suggested the city consider taking a look at an effective newsletter produced by the City of Corona.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously agreed, by roll call vote, to receive and file the presentation on the results of the 2024 National Community Survey (NCS) conducted by Policy Confluence, Inc. dba Polco.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Appeal of Planning Commission's Denial Warehouse/Distribution Facility

Mayor Tejeda announced that he would recuse himself from voting and discussing this item out of an abundance of caution. He also announced that City Attorney Garcia advised him that he did not have a conflict of interest based on monetary contributions made to his recent campaign reelection efforts running for Council Member, District 2, concerns which were communicated to the City Attorney earlier in the day by a member of the public.

Mayor Pro Tem Barich declared the meeting open as a public hearing and called on Principal Planner Sean Reilly for background on an Appeal of the Planning Commission's denial of a proposed new 197,397 square-foot warehouse/distribution facility located at 301 Tennessee Street (APN: 0292-192-11-0000) and 360 Kansas Street (APN: 0292-192-14-0000). As ex-parte communication, the remaining four Council Members announced they each had met separately with the Applicant for a review of the project.

The appellant, Prologis, filed an appeal of the Planning Commission's decision to deny entitlements for a proposed warehouse building. The building includes 8,000 square feet of office space and up to ten percent of the building is proposed for refrigerated storage and is not being constructed for the purposes of any specific tenant. The project area consists of two parcels that have been previously developed. The site is approximately 10.9 acres and located at 360 Kansas Street and 301 Tennessee Street, generally between Tennessee Street and Kansas Street, and north of W. State Street. The building includes 25 truck loading dock doors, 242 automobile parking stalls, and other related site improvements including driveways, landscaping, lighting, utilities, and drainage improvements.

On April 23, 2024, the Planning Commission deliberated upon the project, indicating an intent to deny the project. The Commission voted 6 to 0 to continue the matter until May 14, 2024, to allow staff sufficient time to prepare an appropriate resolution with written findings for denial. On May 14, 2024, the Planning Commission continued the matter to the meeting of May 28, 2024, at which time, they adopted Resolution No. 1632, denying the project. The resolution includes the findings that could not be made, and therefore, resulted in denial of the project. The findings included: 1) The proposed development would adversely affect the land use plans of the City; 2) The development will be detrimental to public health, safety, and welfare, due to the amount of vehicular traffic; 3) The project is not appropriate at the proposed location; 4) The public streets that serve the project site are not properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use, particularly the type and quantity of trucks and tractor-trailer traffic (115 semi-truck trips per day and a total of 1,387 passenger car equivalent trips) that is to be generated by a large warehouse/logistics facility; 5) The overall height, form, and mass of the warehouse building will not be consistent or compatible with surrounding nearby commercial structures on all sides, which are one-story and two-story buildings.

Nicole Torstvet, representing Prologis and Meghan Macias, the Applicant's traffic consultant, presented an overview of the project and highlighted several revisions that were made to accommodate to the needs and concerns of the surrounding neighbors. It was pointed that some revisions were purely voluntary and not a part of the conditions of approval.

As public comment, twenty people urged the City Council to deny the appeal and uphold the Planning Commission decision. Speakers included, Gregory Weisberg, Michael Paisner, Elizabeth McDonald, Lorraine Enriquez, Germaine Miles, Cindy Blatchley, John Corey Oliver, Joshua Hall, Dale Broome, Linda Hamilton, Julia Lenhardt, Bryan Whitehead of University of Redlands, Tholia Davila, Stephen Rogers, Jennifer Maravillas, Stephanie, Ana Gonzales, Sam Wong, Margot Bordne and Toni

Momberger. They cited several reasons to uphold the Planning Commission and deny the appeal, stating the project would increase air pollution, increase traffic, and was not compatible with the neighborhood.

Eight people spoke in support of the project and requested the Council uphold the Appeal. It was noted that denying this project would not eliminate the current warehouse use and would not make the area safer or the air cleaner than before. Speakers included Bill Blankenship, Jon Shardlow, Eddie Campos, Richard Reaves, Head of Redlands Christian Schools Brian Bell, Nathaniel Keith and Mario Segura of Laborers' International Union of North America, and Darrel Olson. Twenty-two written comments were received in opposition to the warehouse project, urging the Council to deny the appeal, while two written comment letters requested the Council support the project and uphold the appeal.

The Applicant provided a rebuttal to public comment, addressing greenhouse gas emissions and a review of the traffic study. Mayor Pro Tem Barich closed the public hearing.

Council Members raised questions and concerns with staff and discussed the project at length. Before them were three options to consider: 1) Deny the appeal by adopting Resolution No. 8633; 2) Uphold the appeal; 3) Uphold the appeal and request changes to the project design.

On motion of Council Member Davis, seconded by Council Member Guzman-Lowery, the City Council, by roll call vote, failed to adopt Resolution No. 8633 denying the Appeal and upholding the Planning Commission's denial of Conditional Use Permit No. 1182, Commission Review & Approval No. 948, Lot Merger No. 06, and the Socio-Economic Cost/Benefit Study prepared for the proposed project.

Vote: 2 – 2 Tied (NO ACTION)

NAY: Mayor Pro Tem Barich, Council Member Saucedo

Other: Mayor Tejeda (RECUSE)

On motion of Council Member Saucedo, seconded by Mayor Pro Tem Barich, the City Council, by roll call vote, failed to uphold the appeal and request changes to the project design.

Vote: 2 – 2 Tied (NO ACTION)

NAY: Council Member Davis, Council Member Guzman-Lowery

Other: Mayor Tejeda (RECUSE)

NEW BUSINESS

Second Amendment City Attorney Employment Agreement

Assistant City Manager McConnell reviewed the Second Amendment to the City Attorney Employment Agreement between the City of Redlands and Yvette M. Abich Garcia, which proposes the following terms: 1) Base salary: Beginning with the pay period to be paid on January 15, 2025, annual base salary will increase to Three Hundred Thousand Dollars (\$300,000); 2) Other terms as set forth in the current contract remain unchanged. As public comment, Stephen Rogers stressed the importance of following the rule of law. He questioned whether the City was setting up an environment that allowed people to overlook the Brown Act, and he thought City Attorney Garcia should not receive a raise. Mayor Tejeda praised the City Attorney's work, adding she has consistently displayed excellence, professionalism, and patience throughout her time at the City.

On motion of Council Member Jenna Guzman-Lowery, seconded by Mayor Pro Tempore Paul Barich, the City Council unanimously approved, by roll call vote, the Second Amendment to the City Attorney Employment Agreement between the City of Redlands and Yvette M. Abich Garcia, which includes the following terms: 1) Base salary: Beginning with the pay period to be paid on January 15, 2025, annual base salary will increase to Three Hundred Thousand Dollars (\$300,000); 2) Other terms as set forth in the current contract remain unchanged.

Vote: 5 - 0 Passed

Ranch Market Third Amendment for Round 2 Resident Grocery Gift Card Program

Assistant City Manager McConnell summarized the provision of monthly grocery gift cards to facilitate Round 2 of the Resident Grocery Gift Card program. The Third Amendment to the Agreement with About Food, Inc., doing business as Redlands Ranch Market, will increase the total compensation of the Agreement by \$1,200,000 to a total amount not to exceed \$4,904,400 for the provision of monthly grocery gift cards to facilitate Round 2 of the Resident Grocery Gift Card program.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, the Third Amendment to the Agreement with About Food, Inc., doing business as Redlands Ranch Market, increasing the total compensation of the Agreement by \$1,200,000 to a total amount not to exceed \$4,904,400 for the provision of monthly grocery gift cards to facilitate Round 2 of the Resident Grocery Gift Card program.

Vote: 5 - 0 Passed

Property Management Services at Step Up in Redlands Project Home Key

Assistant City Manager Boatman explained the need for a Homeless Resource Services Agreement with Step Up on Second Street, Inc. for property management services at Step Up in Redlands Project Home Key for an amount not-to-exceed \$425,000,

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, approval of the homeless resource services agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the homeless resource services agreement with Step Up on Second Street, Inc. for an amount not-to-exceed Four Hundred Twenty-Five Thousand Dollars (\$425,000).

Vote: 5 - 0 Passed

Real Property Exchange Agreement with Property One

Assistant City Manager Boatman presented a Real Property Exchange Agreement with Property One, LLC for the exchange of Assessor's Parcel Numbers 0169-272-27-0000 and 0170-142-12-0000. The City owns certain real property located at or about the west side of Eureka Street, north of west Redlands Blvd, and south of Oriental Avenue. Property One, LLC owns certain real property located at or about the west side of Division Street, south of Sylvan Blvd and north of Interstate 10. The parcel is located and contiguous to Sylvan Park and therefore, has value to the city due to its proximity to the open space. The City and Property One desire to exchange titles to

their respective properties. Furthermore, an appraisal was conducted and indicated that the properties are of essentially equal value.

On motion of Council Member Jenna Guzman-Lowery, seconded by Mayor Pro Tempore Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the Real Property Exchange Agreement with Property One, LLC for the exchange of Assessor's Parcel Numbers 0169-272-27-0000 and 0170-142-12-0000.

Vote: 5 - 0 Passed

Master Agreement Upgrade Utility Billing Customer Data Management Software

Management Services/Finance Director Garcia introduced a sole source purchase and Master Agreement with Systems & Software, Inc. for services to upgrade the utility billing and customer data management software for an amount of \$737,261.

On motion of Council Member Jenna Guzman-Lowery, seconded by Mayor Pro Tempore Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the Master Agreement with Systems & Software, Inc. is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; approved a sole source purchase and Master Agreement with Systems & Software, Inc. in an amount not to exceed \$737,261 to upgrade utility billing and customer data management software from enQuesta Version 5R to enQuesta Version 6, including the Capricorn Portal, Software License, Subscription, Services, Support and Maintenance and Hosting Services Agreement; approved an additional appropriation of \$737,261; and authorized the City Manager, or designee, to execute all related documents.

Vote: 5 - 0 Passed

Cooperative Piggyback Contract for Asphalt Patcher from PB Loader Corporation

Facilities and Community Services Director Crocker described the cooperative piggyback contract for the purchase of a 4-cubic yard asphalt patcher from PB Loader Corporation for an amount not to exceed \$410,812.73. The proposed purchase of a new asphalt patch truck is intended to replace the current unit, which has experienced frequent mechanical issues, resulting in operational delays. The new truck is a self-contained unit equipped to carry all the necessary tools and materials for efficient pothole and asphalt repairs. The primary benefit of acquiring this new unit is a significant reduction in downtime, leading to improved response times and increased productivity for our maintenance crews. By consolidating all repair functions into a single, reliable truck, the City will be able to maintain its roadways more effectively, providing enhanced service and infrastructure reliability for the community.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the cooperative piggyback contract for the purchase of a 4-cubic yard asphalt patcher from PB Loader Corporation for an amount not to exceed \$410,812.73.

Vote: 5 - 0 Passed

First Amendment Larry Jacinto Farming, Inc. Agreement for Grove Care

Facilities and Community Services Director Crocker highlighted the First Amendment to the Agreement with Larry Jacinto Farming, Inc. for grove care, maintenance, and harvest increasing the total compensation amount by an additional \$399,975 for a total aggregate amount not-to-exceed \$1,417,875. On September 6, 2022, the City and Larry Jacinto Farming, Inc. entered into a three-year agreement for Jacinto to provide specialized grove services in the City groves. The Agreement includes but is not limited to the following services: rodent/pest control, brown rot and frost control, hedging and topping, brush chopping, trip spray, ACP Treatment, and PCA reporting. Over the course of the agreement, the amount of services required to keep the groves viable for commercial farming has exceeded original estimates due to staffing shortages, additional tasks brought on by the Oriental Fruit Fly infestation, and other unforeseen circumstances. To ensure that the City groves are maintained and the health of the trees is sustained for the longevity of the preservation of the city groves, these additional services are necessary.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the First Amendment to the Agreement with Larry Jacinto Farming, Inc. for grove care, maintenance, and harvest increasing the total compensation amount by an additional \$399,975 for a total aggregate amount not-to-exceed \$1,417,875.

Vote: 5 - 0 Passed

Contract Award 2024 CIP Sewer Pipeline Replacement Project

Municipal Utilities and Engineering Director Harris detailed a Public Works Construction Contract with All Cities Engineering, Inc. for the 2024 CIP Sewer Pipeline Replacement Project for an amount not-to-exceed \$1,367,514. The 2024 CIP Sewer Pipeline Replacement Project (Project) will rehabilitate wastewater collection pipelines at numerous locations throughout the City. The Project will employ cured-in-place pipe (CIPP) technology to reline approximately 5,844 linear feet of pipelines with diameters of eight-inch and ten-inch, and will replace approximately 2,444 linear feet of eight-inch and ten-inch diameter pipelines through conventional trenching methods. These pipelines have been selected for improvement based on maintenance history and closed-circuit television inspections. The Project will also remove and replace thirteen sewer manholes to reduce inflow and infiltration throughout the sewer collection system.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of the contract and construction of the 2024 CIP Sewer Pipeline Replacement Project is exempt from environmental review in accordance with Section 15302 of the State's Guidelines implementing the California Environmental Quality Act; approved the 2024 CIP Sewer Pipeline Replacement Project plans and specifications; and awarded the Public Works Construction Contract to All Cities Engineering, Inc. for an amount non-to-exceed \$1,367,514.

Vote: 5 - 0 Passed

Services Agreement Furnish and Install Real Time Control System at WWTP

Municipal Utilities and Engineering Director Harris reported on a Non-Professional Services Agreement with Hach Company to furnish and install a Claros Process Management Real Time Control system at the Wastewater Treatment Plant for a not-to-exceed amount of \$295,000. In 2013, the WWTP installed a Hach Real Time Control Unit to optimize the nitrification process based on load variations. This eleven-year old equipment has been useful and reliable, but is no

longer supported by the Hach Company (Hach). Hach recently introduced the Claros Process Management (CPM) Real Time Control System as a replacement for their older equipment. This system measures ammonia loading and automatically adjusts the oxygen setpoint for proper denitrification, ensuring compliance with discharge parameters. Since 2013, significant community growth has increased the WWTP influent volume and contaminant variability, regulatory agency standards have become more rigid, and peak load events now occur more frequently. The use of automated process monitoring and control systems is necessary to maintain continuous WWTP regulatory compliance.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of a Non-Professional Services Agreement with Hach Company is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the Non-Professional Services Agreement with Hach Company to furnish and install a Claros Process Management Real Time Control system at the Wastewater Treatment Plant for a not-to-exceed amount of \$295,000.

Vote: 5 - 0 Passed

Professional Services Agreement Engineering Support Hinckley Water Treatment Plant Sludge Press Project

Municipal Utilities and Engineering Director Harris reviewed a Sole Source Procurement Waiver and Professional Services Agreement with Dudek to provide engineering support services through the construction phase of the Hinckley Water Treatment Plant Sludge Press Project for an amount not-to-exceed \$339,203. The Hinckley WTP produces approximately 12,000 gallons of wet sludge from the sedimentation basins and 14,000 gallons of wet sludge from the waste wash water recycle treatment plant each day. The current de-watering process is lengthy, labor-intensive, and requires the use of diesel-fueled heavy equipment to move the sludge as it dries. Typically, 2,400 cubic feet of dry sludge is produced each day. More advanced technologies exist that are capable of significantly expediting the wet sludge de-watering process.

In April 2022, the City Council approved a Professional Services Agreement with Dudek to engineer piping, valving, pumping, and associated infrastructure necessary to improve the Hinckley WTP sludge de-watering process. This project required Dudek to analyze Hinckley WTP processes, prepare construction plans, and develop a construction specification package reducing operating costs.

As the construction phase of this project develops, engineering support services will be necessary to ensure the various unique elements of the project are executed successfully. These services include equipment submittal reviews and approvals, construction phase document preparation and bid support, and periodic on-site support as the project is constructed. To avoid engineering design conflicts and reduce liability for the City,

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that approval of a Professional Services Agreement with Dudek for the Hinckley Water Treatment Plant Sludge Press Project is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; agreed to waive competitive procurement procedures to contract directly with Dudek to provide engineering support services for the construction phase of the Hinckley

Water Treatment Plant Sludge Press Project; and approved the Professional Services Agreement with Dudek to provide engineering support through the construction phase of the Hinckley Water Treatment Plant Sludge Press Project for an amount not-to-exceed \$339,203.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Council Members agreed to forgo announcements and reports.

ADJOURNMENT

There being no further action required the meeting adjourned at 10:22 P.M. The next regular meeting of the City of Redlands City Council will be held on December 3, 2024.

[GO TO PREVIOUS PAGE](#)

[GO TO THE TOP OF THE PAGE](#)