

# MINUTES

**Regular meetings of the City Council and the Redlands Financing Authority of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on January 16, 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; Rachel Tolber, Police Chief; Tabitha Crocker,**  
                     **Facilities and Community Services Director**

Mayor Tejeda called the meeting to order at 5:07 p.m. and explained that comments could be presented in-person, via Zoom, via cell phone or landline. The Mayor read a statement summarizing a timeline related to the ground lease of Coyote Aviation, Inc. and then offered the public an opportunity to provide comment on any item on the agenda for the closed session.

## PUBLIC COMMENT

Coyote Aviation - Seven people, including Joel Rothschild, Carol Brown, Gil Brown, Scot Weiner, Michael Paisner, Eric Paul, and Barry Neumayer voiced their displeasure with the City's treatment of Coyote Aviation, stating they thought it seemed the City was determined to unfairly shutter the local business. The group suggested that the Council may be receiving misinformation, and they urged them to diligently review everything again and renegotiate the lease. They asked the City to stop the eviction proceedings and respect the personal property at stake.

## CLOSED SESSION

Conference with legal counsel: Initiation of Litigation - Government Code §54956.9(d)(4):  
Two (2) Cases.

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

- a. City of Redlands v. Coyote Aviation, Inc., San Bernardino Superior Court, Case No. LLTVA2200544
- b. Scates v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB 2127794
- c. Rogers, et al. v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB2126031
- d. California Department of Housing and Community Development v. Shangri-la Industries, LLC, et al., Los Angeles Superior Court, Case No. 24STCV00629

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

Property: APNs 0292-063-38-0000  
Agency Negotiators: Charles M. Duggan, City Manager; Chris Boatman, Assistant City Manager  
Negotiating Party: Andrew Meyers Abdul-Wahab; 1675 Industrial Park, LP  
Under Negotiation: Terms of payment and price for possible purchase of property by City.

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:46 P.M. with Mayor Tejeda leading the pledge of allegiance to the American flag.

CLOSED SESSION REPORT

City Attorney Garcia announced, under Item C-1, Consideration of Two Cases of Initiation of Litigation, the City Council unanimously authorized in the first case, by motion of Council Member Saucedo and seconded by Mayor Pro Tem Barich, to initiate litigation, which once filed will be available in the City Clerk's office. There was no reportable action in the second case of Initiation of Litigation. Furthermore, she announced there was no reportable action on all remaining items under Closed Session.

PRESENTATIONS

Proclamation Declaring January 5th as a Day of Remembrance

Gail Howard and the families of Quinn McCaleb and Andrew Jackson accepted Proclamations from Mayor Tejeda and Mayor Pro Tem Barich, declaring January 5th as a Day of Remembrance of the Lives of Quinn McCaleb and Andrew Jackson, victims of a tragic act of gun violence at the Cinnamon Creek Apartments on the night of January 5, 2011. Each Council Member read from the proclamation as a way to honor and remember the victims and their families.

PUBLIC COMMENT

Open Government - Stephen Rogers read from an email sent to the City Council earlier in the day, concerning an LA Times article indicating that the State's housing department has filed suit for \$114 million against Shangri-La Industries, LLC, and has named as defendants the cities that applied with the developer for the grants, including Redlands. Mr. Rogers went on to say he thought this was evidence that the City's projects are being mishandled by unqualified staff, who do not have the appropriate training or engineering background to manage the due diligence process, valuation and appraisals involving the city's numerous real property transactions, and construction contract development. In response, City Manager Duggan expressed with strong displeasure, the unsubstantiated use of the word fraudulent made by Mr. Rogers and urged him to stop attacking staff.

CONSENT CALENDAR

Minutes

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the regular meeting minutes of December 19, 2023.

**Vote: 5 - 0 Passed**

Proclamation Declaring January 5th as a Day of Remembrance

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a proclamation declaring January 5th as a Day of Remembrance of the Lives of Quinn McCaleb and Andrew Jackson, victims of the tragedy at the Cinnamon Creek Apartments.

**Vote: 5 - 0 Passed**

2024 Utilities Advisory Committee Appointments

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously appointed, by roll call vote, the following individuals to serve two-year terms on the 2024 Utilities Advisory Committee ending January 16, 2026: Desiree Reyes, Brandon Lopez, Sid Jain, Aholibama Ojeda, Dan Jimenez, John James and Richard Corneille.

**Vote: 5 - 0 Passed**

Resolution No. 8541 CFD Annexation No. 29

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8541, Annexation No. 29 declaring intent to annex territory into Community Facilities District 2004-1. A public hearing is scheduled for the City Council meeting on February 20, 2024.

**Vote: 5 - 0 Passed**

Purchase and Installation Bay Doors at Fire Stations

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a non-professional services agreement with JT Lewis, Inc. doing business as National Garage Door in the amount of \$490,205 for the purchase and installation of bay doors at Fire Stations 261, 262, and 263.

**Vote: 5 - 0 Passed**

Amazon Fulfillment Center Donation

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously authorized, by roll call vote, a donation of sixteen (16) CTECHi ST2000

portable power stations valued at \$25,584 from Amazon Fulfillment Center ONT9; and approved an additional appropriation in such amount for the same.

**Vote: 5 - 0 Passed**

#### Reject Bids Streetlight Poles, Bollards, & Fixtures Painting

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously rejected, by roll call vote, all Bids for Streetlight Poles, Bollards, and Fixtures Painting Project FCS10022023JBII, to permit staff to augment the bid specs and re-post on the bid board.

**Vote: 5 - 0 Passed**

#### In-Kind Request Stronger Together Now Giving Sunday February 25, 2024

Facilities and Community Services Director Crocker introduced the request for a street closure of a portion of 5th Street from 9:00 a.m. to 7:00 p.m. and a request for commercial vendors for the Giving Sunday Event, hosted by Stronger Together Now (STN) to be held on February 25, 2024, within Ed Hales Park. Staff recommended expenditure of city resources and in-kind support in the amount of \$1,969 related to the event.

As public comment, MaLynda Cooper, Michael Paisner, Ulysses Mora, Titus R. Smith, and Janelle Guerrero voiced their support of the group's efforts to be a positive force, and they added the Giving Sundays events promote peace, unity and inclusion within the community. Joshua Hall opposed granting the request because, in his opinion, the events promoted the LGBTQ+ agenda. Council Member Guzman-Lowery clarified that STN holds events throughout the region, not just in Redlands. Council Member Saucedo suggested the group consider holding the Giving Sundays at a different site in Redlands, where the underserved population might have more accessibility.

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 this event is categorically exempt from environmental review pursuant to Section 15311 of the State's guidelines implementing the California Environmental Quality Act; authorized the closure of a portion of 5th Street from 9:00 a.m. to 7:00 p.m. on February 25, 2024; and approved the expenditure of city resources and in-kind support in the amount of \$1,969.00 related to the event for the Stronger Together Now Giving Sunday within Ed Hales Park.

**Vote: 5 - 0 Passed**

#### Sale of South Mountain Water Company Shares

Municipal Utilities and Engineering Director Harris provided background of the Agreement to sell 250 South Mountain Water Company shares to The Dangermond Park Foundation for \$125,000, fifteen (15) South Mountain Water Company shares to the Yucaipa Valley Water District for \$7,500. In February 2023, the City Council authorized the City Manager to solicit purchase offers and terms for the sale of all or a portion of the City's 911 SMWC shares. After conducting a thorough due diligence process, the Dangermond Park Foundation (DPF) offered to purchase 250

of the City-owned SMWC shares for \$500 per share, for a total purchase price of \$125,000. Approval of the DPF Agreement will reduce the number of SMWC shares owned by the City to 661.

An unsolicited proposal from the Yucaipa Valley Water District (YVWD) stating that YVWD was interested in purchasing the City's 661 remaining SMWC shares but was currently conducting its pre-purchase due diligence effort. They requested to purchase fifteen of the City's remaining SMWC shares for \$500 per share, for a total of \$7,500, to allow YVWD representatives to attend the 2024 SMWC Annual Stockholders Meeting while they finalize their due diligence effort. As public comment, Stephen Rogers was unclear whether proper due diligence was performed and thought this item did not belong on the Consent Calendar. Bruce Laycook said the staff report was thorough and explained that YWD was performing the proper due diligence, and he supported the City selling the shares.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of the Stock Sale Agreements to sell two hundred and fifty (250) South Mountain Water Company shares to The Dangermond Park Foundation for a total sale price of \$125,000, and fifteen (15) South Mountain Water Company shares to the Yucaipa Valley Water District is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; approved a Stock Sale Agreement to sell 250 South Mountain Water Company shares to The Dangermond Park Foundation for a total sale price of \$125,000; and approved a Stock Sale Agreement to sell fifteen (15) South Mountain Water Company shares to the Yucaipa Valley Water District for a total sale price of \$7,500.

**Vote: 5 - 0 Passed**

## COMMUNICATIONS

### Parks and Recreation Advisory Commission Annual Report

Chair Doug Gonzales presented the Annual Report of the Parks and Recreation Advisory Commission (PRC). He shared notable achievements of the Commission including, the acceptance of the 'Peloton Takes the Curve' sculpture generously offered by the talented Kathleen King-Page with an installation which coincided with the 2023 Redlands Bicycle Classic event, and the approval of a proposal for the donation of the Orange Street Alley umbrellas to enhance the aesthetic appeal of the downtown. The Commission recommended the initiation of plans for the development of a BMX pump track at Sylvan Park and the initiation of plans for a comprehensive redesign of Texonia Park. They accomplished the approval of field allocations for both the Summer/Fall and Winter/Spring seasons, ensuring organized sporting activities, and lastly, they recommended for approval the vendor lists for Morning Market to foster a vibrant and diverse marketplace for the community. Council Member Saucedo congratulated the Commission on their commitment to the city.

### 2024 Regional SCAG Conference Voting Delegate

Mayor Tejeda opened the discussion to consider designating a Voting Delegate to represent the City at the 2024 Regional Conference of the Southern California Association of Governments (SCAG) and General Assembly in Palm Desert. As public comment, Stephen Rogers stated that

SCAG was one of the most important agencies in the region, and he was disheartened that Mayor Tejada was not attending the conference. Council Member Saucedo reminded everyone this item was to consider the selection of a voting delegate and any Council Member could attend. Mayor Tejada stated he had every confidence in Council Member Saucedo and Mayor Pro Tem Barich echoed the sentiment. He looked forward to attending, as did Council Member Davis.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously designated, by roll call vote, Council Member Mario Saucedo to serve as the voting delegate at the 2024 Regional Conference of the Southern California Association of Governments (SCAG); and designated Mayor Pro Tem Barich to serve as the alternate voting delegate at the 2024 Regional Conference of the Southern California Association of Governments (SCAG).

**Vote: 5 - 0 Passed**

## PUBLIC HEARINGS

### Resolution No. 8540 Weed Abatement Proceedings

Mayor Tejada declared the meeting open as a public hearing and called on Fire Marshal Vince Anderson, who reported on the Council action taken December 19, 2023 declaring weeds to be a public nuisance, and he detailed a report of Resolution No. 8540, overruling objections and proceeding with abatement of subject properties. Upon no further comments, Mayor Tejada closed the Public Hearing. Council Member Saucedo thanked Fire Marshal Anderson for his diligent efforts to keep the city safe.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously adopted, by roll call vote, Resolution No. 8540, overruling objections and proceeding with the abatement of subject properties.

**Vote: 5 - 0 Passed**

## NEW BUSINESS

### Termination Agreement Citibank & Reimbursement Agreement Property One, LLC

Assistant City Manager Boatman presented the Termination Agreement with Citibank, N.A. and the Reimbursement Agreement with Property One, LLC. The City partnered with Citibank to locate an alternative, mutually beneficial location. The suite is the largest in the building and is planned to house the future City Council Chambers, the Permit Center, and the City Clerk's office. Staff worked closely with Property One, LLC and Citibank to explore options for relocation. Citibank determined that there was a benefit to relocating to 333 Orange Street after FedEx relocates into the adjacent, new building. To facilitate the relocation, the City will contribute \$1,100,000 toward tenant improvements to the new Citibank facility. This amount is only a portion of the total tenant improvement costs. However, the support in offsetting costs is necessary to facilitate the relocation of Citibank. With the Reimbursement and Termination agreements, Property One LLC will initiate renovations to 333 Orange Street once FedEx relocates to its new building. The move is anticipated to occur in the second half of 2025, at which time the City will complete renovations to the current Citibank tenant suite at the new City Hall. The City will work

closely with Citibank and Property One, LLC to ensure a smooth transition and will make every effort to move up the time frame, if possible.

As public comment, Stephen Rogers said he was unaware the City purchased 300 E State Street, and he wondered why an engineer was not overseeing this project. Joshua Hall stated he thought the City should be spending money on improving services rather than on a new city hall. Assistant City Manager Boatman clarified that the City Engineer and his staff have been working closely on this project and have attended all monthly meetings. The expense will be offset through a release of the Future Facilities reserve in the General Fund. The current available balance is \$24,811,486.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, the Termination Agreement with Citibank, NA, and the Reimbursement Agreement with Property One, LLC; determined that the Reimbursement Agreement with Property One, LLC serves a public benefit because the funds will be used to relocate Citibank, NA from its current location at the future City Hall, located at 300 E State Street, to its new location at 333 Orange Street, thereby vacating space required by the City for development of the future City Hall facility; and approved the additional appropriation of \$1,100,000.00.

**Vote: 5 - 0 Passed**

#### Landfill Gas Engineering Support, Stormwater Compliance & On-Call Services

Facilities and Community Services Department Director Crocker introduced an agreement with American International Environmental Inc. to provide consulting services for landfill gas engineering support, stormwater compliance services, on-call services and reporting for the California Street Landfill in an amount not-to-exceed \$448,877 for a period of one year, with two additional one-year renewal options for a total compensation amount not-to-exceed \$1,346,631. Sufficient funding for this service is included in the Solid Waste Division's budget for fiscal year 2023-2024 as approved by City Council.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that the agreement with American International Environmental 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 agreement with American International Environmental Inc. to provide consulting services for landfill gas engineering support, stormwater compliance services, on-call services and reporting for the California Street Landfill in an amount not-to-exceed \$448,877 for a period of one (1) year, with two (2) additional one-year renewal options for a total compensation amount not-to-exceed \$1,346,631.

**Vote: 5 - 0 Passed**

#### Processing Commingled Recyclable Material

Facilities and Community Services Director Crocker reviewed the need for an agreement with Burrtec Waste Industries, Inc. to provide processing of commingled recyclable material in an amount not-to-exceed \$624,346 for a period of one year, with two additional one-year renewal options for a total agreement amount not-to-exceed \$2,057,659. As public comment, Stephen

Rogers wondered whether recyclables were processed in the past, and he urged the City to add this under the engineering function and not under the purview of FCS. Assistant City Manager Boatman explained that that City has maintained a contract for recycling services and has maintained engineering contracts to be in full compliance with the regulations governing the Landfill.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the agreement with Burrtec Waste Industries, Inc. to provide processing of commingled recyclable material in an amount not-to-exceed \$624,346 for a period of one year, with two additional one-year renewal options for a total agreement amount not-to-exceed \$2,057,659.

**Vote: 5 - 0 Passed**

#### COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Mayor Pro Tem Barich and Council Member Saucedo proudly represented the city for the Grand Opening/Ribbon Cutting event at the Public Safety Training Center of Crafton Hills College.

Council Member Saucedo announced that the Community Day of Service was scheduled for March 9, 2024.

#### ADJOURNMENT

There being no further action required the meeting adjourned at 8:07 P.M. The next regular meeting of the City of Redlands City Council will be held on February 6, 2024.

#### REDLANDS FINANCING AUTHORITY

Chairperson Tejeda called the meeting to order and offered anyone present the opportunity to address the Board on any subject, not already on the agenda, within the jurisdiction of the Redlands Financing Authority.

#### PUBLIC COMMENT

None forthcoming

#### Minutes

On motion of Board Member Davis, seconded by Vice Chair Barich, the minutes of the regular meeting of September 19, 2023 were unanimously approved by roll call vote.

**Vote: 5 - 0 Passed**

#### ADJOURNMENT

There being no further business, the Redlands Financing Authority adjourned at 8:08 P.M. The next regular meeting of the Agency will be held on May 21, 2024.

