

MINUTES

Regular meetings of the City Council and the Board of Directors of the Successor Agency of the former Redevelopment Agency of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on December 5, 2023 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; Phillip Doolittle, City Treasurer; 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 Pro Tem Barich called the meeting to order at 5:00 P.M. Mayor Tejeda announced that due to illness, he would attend tonight's City Council meeting via teleconference under AB 2449 "Just Cause". This was the first of two allowable Just Cause exceptions for him under AB 2449. Mayor Pro Tem Barich stated there were no closed session matters scheduled for the City Council to consider, and the meeting was recessed until 6:00 P.M. for open session.

RECONVENE CITY COUNCIL MEETING

Mayor Pro Tem Barich reconvened the meeting at 6:00 P.M. Mayor Tejeda announced that due to illness, he would attend tonight's City Council meeting via teleconference under AB 2449 "Just Cause". This was the first of two allowable Just Cause exceptions for him under AB 2449. An invocation was provided by Council Member Davis and the pledge of allegiance to the American flag was conducted by students of Ms. Sauvage's 4th Grade Class from Mission Elementary School. Mayor Pro Tem Barich announced that comments could be presented in-person, via Zoom, via cell phone or landline.

PRESENTATIONS

Redlands Pet Adoption

There were no pet presentations.

City's 2023 Holiday Video

Public Information Officer, Carl Baker, presented the City's 2023 Holiday video wishing the community a wonderful holiday season. Mr. Baker thanked Multimedia Production Coordinator, Cheryl Williams, for her outstanding production work.

PUBLIC COMMENT

Law and Order - Gregory Brittain said law and order was the foundational pillar of society, and yet it was being chipped away in California, because even when a crime was committed, there were no consequences, no enforcement.

Safer Train Crossings - Phil Courtney witnessed a near miss between a train and a vehicle at the rail crossing on Alabama Street. He urged the City to improve the conditions so that everyone can be kept safe.

Fourteenth Amendment - Jeff Mays requested the Council support the move to withhold Congressman Jay Obernolte from putting his name on the ballot in 2024, due to his participation surrounding the January 6, 2021, attack on the U.S. Capitol.

Christmas Parade Concerns - Joshua Hall voiced concerns about a drag queen entrant at the Kiwanis Christmas Parade, and he said children should not be exposed to what he thought was adult entertainment.

Metrolink Crossings at Tennessee Street - Fernando Ramirez drew the Council's attention to the various malfunctions and issues he has personally witnessed at the Tennessee Street rail crossing. He said the signs and symbols are confusing to drivers, and he urged the City to push for an independent body to evaluate the crossings.

Step Up in Redlands Housing - Rogelio Saldana claimed the violence towards him as a resident of Step Up in Redlands has only increased since he last spoke before the Council, and he said the property manager and the police department have ignored his complaints.

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 regular meeting minutes of November 21, 2023.

Vote: 5 - 0 Passed

Planning Commission Appointment

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously appointed, by roll call vote, Conrad Guzkowski to serve the remainder of a four-year term on the Planning Commission ending January 6, 2025.

Vote: 5 - 0 Passed

Municipal Utilities/Public Works Commission Appointment

Council Member Saucedo said he recommended Paul Norwood to the Municipal Utilities/Public Works Commission and was confident he would make a great addition to the Commission. As

public comment, Bruce Laycook pointed out there were other applicants who were civil engineers and thus, might be considered more experienced. City Manager Duggan added there were already several civil engineers on this commission, and it was important to remember that different perspectives bring value to a group.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously appointed, by roll call vote, Paul Norwood to serve the remainder of a four-year term on the Municipal Utilities/Public Works Commission ending November 16, 2024.

Vote: 5 - 0 Passed

RAMME & RAME Side Letter Agreement

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, a Side Letter Agreement between the City and the Redlands Association of Mid-Management Employees and the Redlands Association of Management Employees. The newly approved RAMME and RAME MOUs included the option for employees to deposit their sick leave balance into a Post- Employment Health Plan (PEHP), cash out a portion of their sick leave, or utilize sick leave towards service credit at the time of retirement. After further review of the PEHP, it was determined that the option of cashing out sick leave is not allowable. The new language in the Side Letters clarifies the benefit provided to unit members. All other provisions of the MOUs remain unchanged.

Vote: 5 - 0 Passed

Utility Customer Management Database Invoice Payment

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, payment of the invoice to Systems & Software, Inc. ("S&S"), providers of the City's utility billing software, in an amount not-to-exceed \$197,836 for annual software maintenance and support for the calendar year 2024.

Vote: 5 - 0 Passed

Structure Fire Turnout Sets Purchase

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, the purchase of 25 structure fire turnout sets from Allstar Fire Equipment, Inc. in the total amount of \$77,169.00, to replace turnout gear that is nearing its expiration date, in accordance with the National Firefighter Protection Agency's recommendations.

Vote: 5 - 0 Passed

2024 Fourth of July Celebration Contribution

On motion of Council Member Denise Davis, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, a contribution of \$30,000 for the 2024 Fourth of July Celebration to be paid to the Redlands 4th of July Committee, and determined that the financial support serves as a public benefit.

Vote: 5 - 0 Passed

Contract Award Irrigation and Landscaping Redlands Boulevard Project

Facilities and Community Services Director Crocker summarized the Agreement with Southern California Landscape, Inc. for irrigation and landscaping on Redlands Boulevard, between Tennessee Street and Kansas Street. As public comment, Dennis Bell thought this expenditure was a waste of taxpayer money.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that the project is categorically exempt from environmental review in accordance with Section 15304 of the State's guidelines implementing the California Environmental Quality Act; approved the rejection of the apparent lowest bidders; and approved the agreement with Southern California Landscape, Inc. for irrigation and landscaping on Redlands Boulevard, between Tennessee Street and Kansas Street, for an amount not to exceed \$145,188.40. Kormex Construction and Jas Landscape were deemed to be non-responsive bidders due to quantity changes that were revised in Addendum 1.

Vote: 5 - 0 Passed

Citrus Avenue Parking Structure Maintenance & Repair Design

Facilities and Community Services Director Crocker explained the need for the Professional Services Agreement with SGH Architects, Inc. for the Citrus Avenue Parking Structure Maintenance and Repair Design. As public comment, Dennis Bell said it was not clear to him whether the scope of work included an evaluation of the feasibility of adding levels to this parking structure, and he suggested the City consider a feasibility study to evaluate building a parking structure on the Wells Fargo lot.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Professional Services Agreement with SGH Architects, Inc. for the Citrus Avenue Parking Structure Maintenance and Repair Design for an amount not to exceed \$98,020.

Vote: 5 - 0 Passed

Contract Award Cypress Circle Street Lighting Upgrade Project

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of the Public Work Construction Contract with Delta Electric, LLC for the Cypress Circle Street Lighting Upgrade Project is exempt from environmental review pursuant to Section 15302(c) of the State's

guidelines implementing the California Environmental Quality Act; and approved an award of the public work construction contract to Delta Electric, LLC in the amount of \$146,165.30 for the Cypress Circle Street Lighting Upgrade Project.

Vote: 5 - 0 Passed

COMMUNICATIONS

Downtown Redlands Parking Study

Development Services Director Desatnik provided background for the Downtown Redlands Parking Study and introduced Steffen Turoff, Principal with Walker Consultants Inc. who summarized the Parking Report. He explained the various sections of work performed, which included the purpose of the study, the scope of work completed, identification of parking challenges, key parking findings, and parking utilization studies of the downtown core. Mr. Turoff presented six key recommendations: 1) Increase access to underutilized off-street facilities, 2) Manage Parking in prime areas to ensure availability 3) Establish a parking benefit district 4) Improve the downtown pedestrian environment 5) Encourage the use of sustainable transportation 6) Increase the supply of publicly available parking.

He also reviewed the Traffic and Parking Commission recommendations which included: a) Increase parking enforcement in timed zones, b) Pursue shared-use agreements with privately owned lots, c) Encourage use of existing parking facilities through safety improvements, and d) Study restriping of Citrus Avenue. The Commission did not support a paid parking pilot program, establishing a parking benefit district, or a feasibility study for a new parking structure on the existing city hall site.

As public comment, Brian Seghers said that business owners should lead by example and educate their customers and staff about parking, while the City must plan for the future because once construction begins at the mall, those parking spaces will be lost to the public. Chamber of Commerce Executive Director, Evan Sanford, voiced concerns about the Walker study, and he insisted the Council must take action now and stop having this same conversation over and over without making any progress. Bobby Garrity said he had just come from the Redlands Forum event where UCLA planning professor Donald Shoup spoke about parking policies and how properly priced parking can make cities more efficient and socially just, and his number one recommendation was to eliminate minimum off-street parking mandates from the code. Gregory Brittain complained the government should not mandate what modes of transportation people use by pushing everyone to ride a bike when it seemed clear to him that people preferred to use their own vehicles because he said cars were more practical for most people. Dan Jimenez encouraged the Council to think long-term, grow smart, and continue to support a feasibility study for a future parking structure.

A lengthy Council Member discussion focused on several topics including paid parking, increasing enforcement, and the possibility of a feasibility study to build a parking structure. Council Member Saucedo pushed his colleagues to consider establishing short-term, mid-term and long-term goals as the most effective way to tackle the issue. He recommended that a successful parking program must include education, enforcement, safety enhancements, shared parking agreements and possibly a mixed-use development with a parking structure at the current

City Hall site. The Council thanked staff and the Traffic and Parking Commissioners for their diligence and commitment in serving the City. City Manager Duggan pointed out that due to budget constraints, there was not much that could be done within this fiscal year. He suggested that staff bring this item back for consideration to the meeting scheduled for January 16, 2024 and City Council unanimously agreed to continue the matter.

Mayor Pro Tem Barich called for a brief recess at 8:09 P.M. The meeting reconvened at 8:15 P.M. Resolution No. 8537 Renaming Avice Meeker Sewall Theatre

Council Member Davis introduced Resolution No. 8537 to consider renaming the Avice Meeker Sewall Theatre stage in honor of Cliff Cabanilla and proposed the new name be "Cliff Cabanilla Stage". She offered some historical context, describing how Mr. Cabanilla began his teaching career at San Bernardino Valley College in the 1960s and then started the theatre program at Crafton Hills College where he ran the department for the next 30+ years. Cliff Cabanilla founded the Redlands Theatre Festival in 1972 as a summer theater program for Crafton Hills College. His vision was to bring a repertory theatre company to Redlands, to produce high-quality theatrical entertainment for the community that would delight, and sometimes challenge the audience, and to house it in a beautiful park setting. Cliff Cabanilla saw an unused pasture in Prospect Park and turned it into a robust amphitheater. He was an innovative theatrical force, a screen and stage actor, scenic designer, theatre technician, director, and artistic producer with a career that spanned fifty years. As public comment, Candice Cabanilla Stewart, Paul Blatchley, Allan Griesemer, and Bruce Laycook expressed their gratitude to Council Members Davis and Saucedo for putting this agenda item forward to honor the vision, tenacity and leadership of Cliff Cabanilla.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously agreed, by roll call vote, to waive the requirement under Section 4.B. of Resolution No. 7711; approved the naming of the Avice Meeker Sewall Theatre stage to the "Cliff Cabanilla Stage"; and adopted Resolution No. 8537.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Resolution No. 8523 Statewide Community Infrastructure Program

Mayor Pro Tem Barich declared the meeting open as a public hearing and called on Management Services/Finance Director Garcia for a report regarding Resolution No. 8523 authorizing the City to join the Statewide Community Infrastructure Program (SCIP). In an effort to expand the economic development tools available to developers, property owners and businesses, the City's Development Services and Finance teams are proposing to participate in SCIP. SCIP provides a pooled, tax-exempt bond financing program for public infrastructure improvement costs (i.e., required off-site improvements) for commercial, industrial, retail and multi and single-family residential developments. SCIP is administered by the California Statewide Communities Development Authority (CSCDA).

The resolution authorizes the SCIP to accept applications from property owners, conduct special assessment proceedings and levy assessments and special taxes and to form assessment districts and community facilities districts within the territory of Redlands. There is no fiscal impact to the City and the City's administrative costs to review the financing documents may be recovered by a

charge to the CSCDA and would be reimbursed at bond issuance on an individual project basis.

As public comment, Richard O'Donnell raised several questions and thought the program was not in the best interests of the City. Gregory Brittain wondered about the value of this program and who it benefitted and was concerned the program took away local control and gave more control to the state. City Manager Duggan clarified the program will allow developers to access lower-cost loans through the state, but only if the City agrees to be a part of the program. Developers will be required to comply with all City rules and regulations and conditions of approval. Management Services/Finance Director Garcia added that each project would still need approval from the City Council. One written comment was received from Christine Roque, who posed several questions about how the program might impact existing single-family homeowners. With no further discussion, Mayor Pro Tem Barich closed the public hearing.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, Resolution No. 8523 authorizing the City to become a participant of the Statewide Community Infrastructure Program (SCIP); authorizing the California Statewide Communities Development Authority (CSCDA) to accept applications from property owners within the City's jurisdiction; approving the Resolution of Intention to be adopted by CSCDA in connection with any assessment district formed within the City (Exhibit 'A' to the resolution); approving the Form of Acquisition Agreement for use when applicable (Exhibit 'B' to the resolution); and directing the City Clerk to transmit a certified copy of this resolution to the Secretary of CSCDA.

Vote: 5 - 0 Passed

Resolution No. 8522 Fee and Service Charge Revenue/Cost Comparison System

Mayor Pro Tem Barich declared the meeting open as a public hearing and called on Management Services/Finance Director Garcia, who summarized the purpose of the Cost Allocation Plan was to clearly outline the support provided to general fund and non-general fund operations from central service departments (i.e., payroll, human resources, building maintenance). This work was substantially completed during the summer of 2023, before the City's negotiations with its nine bargaining units were finalized. However, in June and July 2023, the Council approved a 7% across-the-board increase for its employees. The full costs of the fees outlined in the Fee Study have been updated. Staff recommended approval of Resolution No. 8522 which reflected the costs associated with the services being provided, the percentage of costs being recovered, as well as the recommended recovery levels.

As public comment, Gregory Brittain complained that the cost of living in the state of California was already much too high, and he said these conditions have forced thousands to leave the state. He opposed the City raising any charges and fees. One written comment was received from Larry Weston, who claimed an increase in fees would be bad for business as well as the community. Mayor Pro Tem Barich reminded everyone that the City must be in compliance with the law and provide for services at the actual cost to the City, no more, no less. With no further comment, Mayor Pro Tem Barich closed the public hearing.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that the adoption of Resolution

No. 8522 is exempt from environmental review pursuant to Section 15273 of the State's Guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8522, approving the Fee and Service Charge Revenue/Cost Comparison System, establishing the amounts of fees and charges levied In connection with the City's provision of services and rescinding Resolution No. 8045.

Vote: 5 - 0 Passed

NEW BUSINESS

Original Equipment Manufacturer Autocar Parts Agreement

Facilities and Community Services Director Crocker explained the need for an agreement with Tec Equipment, Inc. for the supply of Original Equipment Manufacturer (OEM) autocar parts. The City's Equipment Maintenance Division oversees the maintenance of approximately 470 vehicles and the City's fuel station. There are currently 10 front and side loader autocar solid waste vehicles in service and operating in day to day operations. Due to required maintenance and anticipated repairs of solid waste autocar vehicles, staff is requesting an agreement with Tec Equipment, Inc. for the supply of OEM Autocar parts.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, an agreement with Tec Equipment, Inc. for the supply of OEM autocar parts for an amount not to exceed \$180,000 for the initial term, with the option to extend for two additional one-year terms for a total amount not-to-exceed \$540,000.

Vote: 5 - 0 Passed

Original Equipment Manufactured Hydraulic Hoses and Accessories Agreement

Facilities and Community Services Director Crocker reviewed the agreement with Bernell Hydraulics Inc. for the supply of Original Equipment Manufacturer (OEM) Parker Hannifin Hydraulic Hoses and Accessories. Within the City's Equipment Maintenance Division, the most frequent and anticipated repairs of solid waste trucks are related to the hydraulic system. To perform hydraulic repairs, it is imperative to have a supply of OEM Parker Hannifin Hydraulic Hoses and Accessories.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Mario Saucedo, the City Council unanimously approved, by roll call vote, an agreement with Bernell Hydraulics Inc. for the supply of OEM Parker Hannifin Hydraulic Hoses and Accessories in an amount not-to-exceed \$150,000 for the initial term, with the option to extend for two additional one-year terms for a total amount not-to-exceed \$450,000.

Vote: 5 - 0 Passed

Resolution No. 8527 Homeless Resource Services Agreements

Homeless Coordinator David Rabindranath presented Resolution No. 8527 to approve ten Homeless Resource Services Agreements with Encampment Resolution Funding (ERF) Grant

totaling \$3,498,975 with partners as identified in the grant proposal and award. The City has been awarded \$4,529,069 in ERF funds to resolve the experience of unsheltered homelessness for people residing in encampments. Resolving these experiences of homelessness has the intent of addressing the safety and wellness of people within encampments, resolving critical encampment concerns, and transitioning individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches.

The Homeless Solutions Division will be leading the efforts to coordinate outreach teams, emergency shelter placements, rapid rehousing support, and employment services for individuals who meet the criteria of the grant funding. Local agencies, organizations, and businesses identified as partners to perform specific program tasks include: Chamber of Commerce, Family Service Association of Redlands, Goodwill of Southern California, Salvation Army, Step Up in Redlands, SB Express One LLC and Youth Hope Foundation.

Mr. Rabindranath was praised for his commitment and dedication to serving the homeless population with a positive attitude and compassion. Council Member Guzman-Lowery raised a number of questions concerning the implementation of the partnerships, including service locations, methods of transportation, and the criteria process for qualification. As public comment, Chamber of Commerce Executive Director, Evan Sanford, voiced their support of the City's efforts and was pleased the Chamber will be a part of the program and a catalyst for positive change. Brian Seghers offered several suggestions to make the program more successful, including motivating and educating our youth. Bruce Laycook was hopeful about the good work the program will do, and he encouraged the Council to work closely with Youth Hope. Dan Jimenez recommended the City push to find a local motel that would be closer to home for those in need instead of using resources in San Bernardino. Council Members were extremely pleased with the program and were grateful to all the various partners that will make this program a success.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that adoption of Resolution No. 8527 approving the agreements for the Homeless Solutions Division is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8527 approving ten (10) Homeless Resource Services agreements totaling \$3,498,975.00 with partners identified in the Encampment Resolution Funding Grant proposal awarded to provide shelter, rapid rehousing, housing, and employment services to the homeless population in Redlands.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Council Member Saucedo attended the Groundbreaking event for the new Meritage Homes Project located behind Citrus Valley High School.

ADJOURNMENT

There being no further action required the meeting adjourned at 9:23 P.M. The next regular meeting of the City of Redlands City Council will be held on December 19, 2023.

SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS

Vice Chair Barich 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 Successor Agency.

PUBLIC COMMENT

None forthcoming

Minutes

On motion of Board Member Davis, seconded by Board Member Saucedo, the minutes of the regular meeting of November 7, 2023 were unanimously approved, by roll call vote.

Vote: 5 - 0 Passed

ADJOURNMENT

There being no further business, the Successor Agency Board of Directors' meeting was adjourned at 9:24 P.M. The next regular meeting of the Agency will be held on February 6, 2024.

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