

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 November 7, 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 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

None forthcoming

CLOSED SESSION

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

Property: 0173-231-23-0000 and 0173-231-26-0000, The England Grove
Agency Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiators:
Negotiating Meritage Homes of California, Inc
Party:
Under Terms of payment and price of possible purchase of properties by the City
Negotiation:

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:00 P.M. with an invocation by Council Member Guzman-Lowery. The Pledge of Allegiance was led by the Friendly Helpers of Kimberly Elementary School.

CLOSED SESSION REPORT

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

PRESENTATIONS

Redlands Pet Adoption

Animal Services Supervisor Jodi Kroeger introduced "George", a one-year-old male Chihuahua mix, who is available for adoption, along with thirty-six other dogs and thirteen cats at the Redlands Animal Shelter. Ms. Kroeger informed the Council there had been forty-four dogs and sixteen cats adopted in October 2023.

Proclamation Securing \$2,000,000 for MOR Construction Completion

Mayor Pro Tem Barich presented a Proclamation to Assemblymember Eloise Gomez Reyes for her work in securing a \$2,000,000 state budget appropriation for the Museum of Redlands Construction Completion.

PUBLIC COMMENT

Renaming Redlands Theatre Festival - Paul Blatchley restated his request for the Council to consider renaming the Avice Meeker Sewall Theatre in honor of Cliff Cabanilla, who brought his charisma and inspiring leadership to establish a repertory theatrical organization bringing 51 years of entertainment to the lush surroundings of Prospect Park

Dog Park Improvements Needed - Paul Cashin and Don Wilkinson expressed disappointment with the lack of care the Redlands Dog Park was receiving. Improvement work was scheduled, but they said there was no discernible difference from before and after the renovations began. Their complaints included, the park was filthy, potholes throughout, not enough shade and flooding was still occurring. They also voiced concern about the type of weed killer being sprayed around the fences.

Olive Avenue Halloween Event - Bruce Laycook, representing the First Baptist Church and Tammy White, a resident of Olive Avenue, enthusiastically reported that the Halloween event hosted by the City was a huge success. It was safe and fun and brought the community together.

Step Up Good Nite Inn - Rogelio Saldana shared his experiences as a resident at Step Up in Redlands. He warned the Council that he thought there was an active ring of thugs selling drugs and working out of the property. He claimed that most residents were employed by the gang and were too afraid to speak up and say something.

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 October 17, 2023.

Vote: 5 - 0 Passed

Proclamation State Appropriation for Museum of Redlands Construction Completion

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 recognizing Assemblymember Eloise Gomez Reyes for securing a \$2,000,000 state budget appropriation for the Museum of Redlands Construction Completion.

Vote: 5 - 0 Passed

Final Map Tract No. 20336

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Final Map for Tract No. 20336 prepared and submitted by MLC Holdings, LLC.

Vote: 5 - 0 Passed

University of Redlands Donation to City

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously accepted, by roll call vote, the donation from the University of Redlands of \$22,322, and authorized the expenditure of \$3,500 on behalf of the City and the A. K. Smiley Public Library as designated by the University of Redlands; and approved additional appropriations totaling \$18,822 for the corresponding expenditures in the Police and Fire Departments.

Vote: 5 - 0 Passed

MOU & Sub-Agency Agreement SBC and RPD Virtual Crime Center

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a ratification of the Memorandum of Understanding and Sub-Agency Agreement between the San Bernardino County Sheriff/Coroner/Public Administrator (County) and the Redlands Police Department (RPD) for the use of the LexisNexis Accurint Virtual Crime Center/Accurint Crime Analysis (AVCC/ACC) software; and approved an additional appropriation of \$12,397.50 to RPD.

Vote: 5 - 0 Passed

Side Letter Agreement RCSEA

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a Side Letter Agreement between the City and the Redlands Civilian Safety Employees Association. The newly approved MOU 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 Letter clarifies the benefit provided to unit members. All other provisions of the MOU remain unchanged.

Vote: 5 - 0 Passed

City Employee Dental Insurance Coverage Renewal

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, a two-year policy renewal with California Dental Network providing dental insurance coverage for City employees and their eligible dependents.

Vote: 5 - 0 Passed

Amending 2022 Alley Paving Improvements Project Contract

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the First Amendment to the Public Works Contract with Onyx Paving Company, Inc. for the 2022 Alley Paving Improvements Project to extend the time for the completion by sixty-five (65) calendar days to January 6, 2024.

Vote: 5 - 0 Passed

Amending 2022 CIP Sewer Pipeline Replacement Project Contract

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the First Amendment to the Public Works Contract with CEM Construction Corporation for the 2022 CIP Sewer Pipeline Replacement Project to extend the project completion time by ninety (90) calendar days to February 5, 2024.

Vote: 5 - 0 Passed

2nd Amendment SCADA Upgrade Project Contract

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Second Amendment to the Non-Professional Services Agreement with TESCO Controls, LLC. for the Water Distribution System Supervisory Control and Data Acquisition ("SCADA") Upgrade Project to extend the project time for completion to December 31, 2024.

Vote: 5 - 0 Passed

Amending MOU & Funding Agreement - Salt Mitigation Plan/Feasibility Study

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the amended Memorandum of Understanding for the Mitigation of Salt Loading in the Bunker Hill-B Management Zone and the amended Cost Share Agreement for Bunker Hill-B Management Zone Feasibility Study.

Vote: 5 - 0 Passed

Liftech Elevator Services Agreement Amendment

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the First Amendment to the Agreement with Liftech Elevator Services, Inc. to extend the term of the agreement to three (3) years and amend the total compensation to an amount not-to-exceed \$101,407.20.

Vote: 5 - 0 Passed

In-Kind Request New Year's Eve Orange Drop Event

Facilities and Community Services Director Crocker introduced the request for the use of city resources and in-kind support in the amount of \$12,374.10 related to the New Year's Eve Orange Drop event hosted by the Redlands Chamber of Commerce on December 31, 2023. As public comment, Dennis Bell wasn't convinced this event supported the City's Strategic Plan Priority A-1 Quality of Life: Beautification, Arts and Culture as was identified in the staff report, and he thought the attendance numbers were inflated.

On motion of Mayor Eddie Tejeda, seconded by Mayor Pro Tempore Paul Barich, the City Council unanimously determined, by roll call vote, that the New Year's Eve Orange Drop event, hosted by the Redlands Chamber of Commerce is categorically exempt from environmental review pursuant to Section 15061 (b)(3) of the State's guidelines implementing the California Environmental Quality Act; authorized and approved a request for in-kind support in the amount of \$12,374.10 related to the New Year's Eve Orange Drop event, hosted by the Redlands Chamber of Commerce on December 31, 2023; authorized the sale and consumption of alcoholic beverages for the Redlands Chamber of Commerce's event; and authorized the temporary street closure of Citrus Avenue between 9th Street and 6th Street; the closure of 6th Street, 7th Street, and 8th Street between E. State Street and Citrus Avenue.

Vote: 5 - 0 Passed

In-Kind Request The Artlands Walk Event

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 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 \$3,180 related to this event; authorized the temporary street closure of East Vine Street from Cajon Street to 6th Street and Civic Center parking lot; and approved the request for the sale and consumption of alcoholic beverages for The Artlands event to be held on December 9, 2023.

Vote: 5 - 0 Passed

COMMUNICATIONS

Annual Report Citrus Preservation Commission

Chairman Michael Day presented the Annual Report of the Citrus Preservation Commission. The City groves remain in good shape, and they all broke even for the year. Grove staff has done a great job with the assistance from outside labor contractors. He pointed out though, that the next few years will be very challenging for the citrus industry, as Redlands is at the epicenter of an Oriental Fruit Fly quarantine. The federal and state agencies have imposed the quarantine on the entire valley and the City will not be able to harvest some groves. Activities and accomplishments for the year included: continuing to work with City staff to update the revenue expenditure figures for each of the groves; Farming consultant John Gless stepped down from his position; Lugonia Grove was slightly delayed in replanting but now is complete and looks good, and the Commission has continued their public outreach programs to help educate the community. Council Member Saucedo was grateful to all the Commissioners for their service.

Sister Cities Hino, Japan Visit Report

Mayor Tejeda provided a recap of his visit to Sister Cities Hino, Japan, describing how graciously he and City Manager Duggan were welcomed. The hosts kept them on a very busy schedule, touring several cultural sites including a stop at Mt. Fuji. They observed the workings of a recycling plant and enjoyed the official 60th anniversary celebration. Overall, it was a wonderful experience and a way to grow the partnership and promote education and understanding of other cultures. As public comment, Jennifer Maravillas was displeased that City funds were spent for the trip, and she wondered how the residents benefited from the visit.

City Council Priorities: Northside Economic Development

Development Services Director Desatnik explained that seven project priorities were identified at a special meeting of the City Council on August 22, 2023 and tonight's report focuses on the "Northside Economic Development/Opportunity Zones" priority. The "Northside" was defined as the boundaries of Census Tract 80.02, the only low and moderate income census tract within the City and designated as an Opportunity Zone pursuant to the federal 2017 Tax Cuts and Jobs Act.

He outlined four specific initiatives that could benefit new or expanding businesses in the Northside area. The first two could be implemented at minimal cost to the City and would be services made available citywide. The third and fourth items would target new or expanding businesses in the Northside only. The proposed programs included: 1) Jump Start Meeting Program, a new business assistance no-cost service that would allow an entrepreneur, or a new or relocating small business, the opportunity to meet with a team of city staff for up to 30 minutes during the Development Review Committee process. 2) Business Liaison Representative/Business Concierge Service, the Economic Development Manager would be promoted as a "Concierge" to entrepreneurs and existing small business owners/ representatives for any questions about starting or expanding their business. 3) Fee Waivers for New and Expanding Businesses in the Northside, The City could waive fees such as Business License fees, Planning fees (e.g. CUP fees), and/or Building Permit fees as a financial incentive. Director Desatnik proposed that staff bring back to the City Council a policy to implement these waivers in conjunction with the next budget cycle beginning on July 1, 2024. 4) Job Creation/Business Incentive Program for New and Expanding Businesses in the Northside. This would be a forgivable loan program for new or expanding businesses and would be brought back for Council's consideration at a future date.

Council Members appreciated the research and effort put into developing the report, and overall, were in support of the various programs. Questions were raised about putting guardrails on certain types of businesses, while encouraging other types of business. City Manager Duggan clarified that as a policy is crafted, staff will concurrently review for the legality of prioritizing businesses. Mayor Tejeda suggested staff consider the possibility of adding a funding element to help businesses with rent expenses, as well. As public comment, Valerie Taber was pleased the City was promoting business ownership in marginalized communities.

NEW BUSINESS

FY 2023 & 2024 Mid-Biennium Budget Update

Management Services/Finance Director Garcia summarized the Mid-Biennial budget review covering FY 2023 and 2024. She highlighted FY 2023 to include: Local and regional economy was bolstered by strong consumer demand, strong services sector; Property Tax nearly 7% growth over prior year; Revenue increases in Franchise Fees & Investment Income; Nearly 20% of City jobs were unfilled; Negotiations with Bargaining Units Completed; Reserves increased by roughly \$5 million with a Surplus of over \$6 million estimated.

She provided a forecast for FY 2024, stating that regional economic growth was beginning to slow and forecasting was difficult, but the City was taking a conservative approach. Property Tax was projected to slow to 1% after several years of above-average growth; Sales Tax will see some growth, but expected to remain near flat, while Franchise fees are budgeted at 5-year average and Hotel Occupancy Tax would be influenced by decreased consumer spending overall. The Mid-Biennium Budget update was presented to the Measure T Citizen's Oversight Committee. Highlights for FY 2023 included: Restored staffing levels; \$500,000 for Project Homekey; Various improvements to recreational facilities, including basketball gym resurfacing, ceiling & lighting replacement and restroom renovation; Renovation of the City's Emergency Operations Center and Funding for the design plans for Fire Station 262 building code retrofit. Furthermore, Measure T funds for FY 2024 include: Enhanced public safety spending; Service enhancements, such as upgrades to various park facilities; Capital and maintenance spending, such as tree trimming and Heritage Room flooring renovation. She closed her presentation by offering a timeline for the FY 2025-2026 budget schedule. As public comment, Ed Millican, who was recently appointed to serve on the Measure T Citizen's Oversight Committee, said he was looking forward to working with the Committee Members and serve the City.

On motion of Mayor Eddie Tejeda, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, the Mid-Biennium Budget Update for Fiscal Years 2023 and 2024.

Vote: 5 - 0 Passed

Resolution No. 8520 Salary Schedule

Assistant City Manager McConnell provided information regarding Resolution No. 8520 establishing a Salary Schedule and Compensation Plan for City employees and rescinding Resolution No. 8504. This resolution incorporates Citywide department changes to provide additional services and increase efficiencies for the remainder of Fiscal Year 2023-24. The

departments affected include Facilities and Community Services, Police and Fire Departments, Human Resources, Management Services and the Library.

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, Resolution No. 8520 establishing a Salary Schedule and Compensation Plan for City Employees and Rescinding Resolution No. 8504.

Vote: 5 - 0 Passed

Amending Wastewater Bio-Solids Hauling and Disposal Agreement

Municipal Utilities and Engineering Director Harris explained the need for Council to consider the First Amendment to the Non-Professional Services Agreement with Synagro-WWT, Inc., for wastewater bio-solids hauling and disposal, to increase the total not to exceed amount to \$1,190,000. The Wastewater Treatment Plant (WWTP) is experiencing a sustained increase in biosolids tonnage generation. Additionally, fuel and transportation costs have directly impacted Synagro's operating costs. A rate adjustment of 3.40 percent, from \$72.58 to \$75.05 per wet ton has been proposed to continue providing this service. If this amendment is approved, the not-to-exceed amount for each Extended Term will be \$420,000 and the total potential Agreement value will be increased to \$1,190,000. No additional agreement revisions were proposed.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that approval of the First Amendment to the Non-Professional Services Agreement with Synagro-WWT, Inc. for wastewater bio-solids hauling and disposal 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 First Amendment to the Non-Professional Services Agreement with Synagro-WWT, Inc., for wastewater bio-solids hauling and disposal, to increase the total not to exceed amount to \$1,190,000.

Vote: 5 - 0 Passed

Water Pipeline and Highline Replacement Project Consulting Agreement

Municipal Utilities and Engineering Director Harris detailed the Professional Services Agreement with TKE Engineering, Inc. for an amount not-to-exceed \$358,380 to prepare construction plans, specifications, and cost estimates for the Water Pipeline and Highline Replacement Project. Council Member Saucedo fully supported the Project and added that rebuilding the pipeline, stretching across the southeastern part of the city, was much needed and would provide the opportunity to move the old lines from people's yards and make them more accessible for city staff.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously determined, by roll call vote, that approval of a Professional Services Agreement with TKE Engineering, 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 TKE Engineering, Inc. for an amount not-to-exceed \$358,380 to prepare construction plans, specifications, and cost estimates for the Water Pipeline and Highline Replacement Project.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Mayor Tejeda attended the Confire Mayor's Briefing, led the Disaster Council meeting, enjoyed the Family Service Association's annual Donor Reception honoring key contributors, and participated in a Charity Bingo Night in support of the Boys and Girls Club held at the Royal Falconer.

Mayor Pro Tem Barich represented the Council at Civics Day, participated in the Dog Jog event hosted by the Chamber of Commerce, and enjoyed the Olive Avenue Halloween event.

Council Member Davis toured the Redlands Community Hospital, enjoyed the Olive Avenue Halloween event and provided welcome remarks to kick off the start of ANCA's second year.

Council Member Guzman-Lowery participated in the Dog Jog and enjoyed the A.K. Smiley Library Dia De Los Muertos event.

Council Member Saucedo attended a conference hosted by Water Education for Latino Leaders, a warehouse roundtable hosted by Assemblymember James Ramos, and participated in two Dia De Los Muertos events.

ADJOURNMENT

There being no further action required the meeting adjourned at 7:49 P.M. The next regular meeting of the City of Redlands City Council will be held on November 21, 2023.

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

Chairman Tejeda called the meeting to order and offered anyone present the opportunity to address the Board on any subject, within the jurisdiction of the Successor Agency and not already on the agenda.

within the jurisdiction of the Successor Agency.

PUBLIC COMMENT

None forthcoming

Minutes

On motion of Vice Chair Barich, seconded by Board Member Davis, the minutes of the regular meeting of October 3, 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 7:50 P.M. The next regular meeting of the Agency will be held on December 5, 2023.

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