

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 March 1, 2022 at 5:00 P.M.

Present: **Paul Barich, Mayor**
 Eddie Tejada, Mayor Pro Tempore
 Denise Davis, Council Member
 Jenna Guzman-Lowery, Council Member
 Mick Gallagher, Council Member

Staff: **Charles M. Duggan, Jr., City Manager; Dan McHugh, City Attorney; Robert Dawes, City Treasurer; Jeanne Donaldson, City Clerk; Janice McConnell, Assistant City Manager; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Chris Catren, Police Chief; Danielle Garcia, Management Services/Finance Director; Brian Desatnik, Development Services Director; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Intermin Fire Chief**

Mayor Barich 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 legal counsel: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney McHugh)

One Case:

a. Chase Management, Inc vs. City of Redlands, San Bernardino Superior Court Case No.CIVDS 1907758

Conference with labor negotiator - Government Code §54957.6
(Mayor Barich, and Council Member Gallagher)

Agency Negotiators:	Paul Barich, and Mick Gallagher
Employment Organization:	Redlands Professional Firefighters Association (RPFA)

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:00 P.M.

2021 By-District Council Member Election Boundaries

Mayor Barich opened the public hearing and called on Development Services Director Desatnik who explained the Council must adopt, by April 17, 2022, boundaries for the five City Council Member election districts based on 2020 U.S. Census data. The data within the five districts must be substantially equal in population and comply with Federal and State laws with regard to

drawing district election boundaries. This was the 4th public hearing and provided the Council an opportunity to select a preferred map and introduce Ordinance No. 2931 amending Chapter 2.03.030 of the Redlands Municipal Code related to the adjustment of election district boundaries. Todd Tatum, of National Demographics Corporation (NDC), presented a brief recap of the redistricting process, reviewed the eight draft maps and the demographic data associated with each one, including those from NDC and the public (listed as: NDC 101, 102, 102b, 102c and 103, Public 1, Public 1b and Public 2).

As public comment, Dennis Bell did not see marked differences between the maps, and he recommended District 5 should be adjusted to include part of the downtown area. Michael Tamony participated in drawing one of the public maps and appreciated the website's user-friendly tools. He advocated for Public Map 1 but found Public Map 1b to be an acceptable second option. Randall Morris voiced his disappointment that Council Members were not working for the community as a whole, and he suggested the City move back to at-large elections. Brian Seghers wasn't convinced of the need to change the existing boundaries but of all the proposed options, he suggested Public Map 1b was the best choice. S. Garcia and Sawn M, residents of District 1, complained that much of the agricultural land of District 1 was being consumed by warehouses. They thought Map 102 best addressed their concerns by bringing apartment communities into a larger diverse region so as not to be overshadowed by business development. Lorraine Enriquez liked Public Map 1, stating it offered more equity across boundaries, and it didn't favor one voting block over another.

Mayor Pro Tem Tejeda supported Public Map 1, as he thought it did the best job of creating compact, clean lines, and he also saw the advantages of Map 1b, which offered a lower deviation number and provided for equal representation. Council Member Guzman-Lowery supported Public Map 1 because it maintained communities of interest while increasing equity and accessibility to all citizens. Council Member Davis said this was a very difficult choice, and she saw the pros and cons of each one presented, but her preference was for Public Map 1, Map 1b or even the current map. She expressed concerns, as did members of the public, about the growing number of warehouses, but said it was not simply a district issue but an issue facing the whole City. Mayor Barich and Council Member Gallagher were comfortable keeping the current map, appreciated how the existing boundaries cut across the north-south divide and pointed out the public was already familiar with the existing district boundaries.

On motion of Council Member Mick Gallagher, seconded by Mayor Paul Barich, the City Council failed to approve the existing district boundary map as the preferred map, due to lack of a majority.

Vote: 2 -3 Failed

Nay: Mayor Pro Tempore Eddie Tejeda, Council Member Denise Davis, Council Member Jenna Guzman-Lowery

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved the selection of Public Map 1 as the Preferred Map; and on motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously introduced Ordinance No. 2931 amending Chapter 2.03.030 of the Redlands Municipal Code relating to the adjustment of current City Council Member Election District Boundaries, with the second reading of the ordinance to

occur on March 15, 2022.

Vote: 5 - 0 Passed

Pledge of Allegiance

Mayor Barich provided an invocation which was followed by the pledge of allegiance to the American flag.

CLOSED SESSION REPORT

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

PUBLIC COMMENT

Public comments were presented either in-person, via Zoom, via cell phone or landline.

Replanting Lugonia Grove - Dennis Bell raised concerns with the recently approved replanting of Lugonia Grove and thought if any of the City's groves were replanted, it should be the grove at Prospect Park.

CONSENT CALENDAR

Minutes

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved the minutes of the regular meeting of February 15, 2022.

Vote: 5 - 0 Passed

Proclamation American Red Cross Month

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved the issuance of a Proclamation declaring the month of March 2022 as American Red Cross Month.

Vote: 5 - 0 Passed

Proclamation Women's History Month

Council Member Davis and Council Member Guzman-Lowery cosponsored the Proclamation declaring the month of March 2022 as Women's History Month and encouraged everyone to read the Proclamation, which coincides with the United Nations' sponsorship of International Women's Day on March 8th as a time to commemorate women's rights and peace.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved the issuance of a proclamation declaring the month of March 2022 as Women's History Month.

Vote: 5 - 0 Passed

Resolution No. 8310 Remote Teleconference Meetings

Council Member Davis and Mayor Pro Tem Tejeda expressed their support of continuing to hold remote teleconference meetings by the City Council and all Boards, Commissions, and Committees of the City in accordance with Assembly Bill 361 (2021) for a period of 30 days. This resolution provides options and allows people more flexibility while still attending to the business of the City.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved Resolution No. 8310 authorizing remote teleconference meetings by the City Council and all Boards, Commissions, and Committees of the City in accordance with Assembly Bill 361 (2021) for a period of 30 days.

Vote: 5 - 0 Passed

City-wide Janitorial Services

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved an agreement with Genesis Staffing Firm for City-wide janitorial services in the amount of \$21,400.75 per month for a term of six (6) months with a total agreement amount not-to-exceed \$128,404.51.

Vote: 5 - 0 Passed

Sanitary Sewer Collection System Trunk Line Emergency Procurement

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously agreed to receive and file a Municipal Utilities and Engineering Department Emergency Procurement for the construction of a Sanitary Sewer Collection System Trunk Line; and approved an additional appropriation of \$109,172.

Vote: 5 - 0 Passed

COMMUNICATIONS

American Rescue Plan Act SLFRF

Maira Durazo, Grants Coordinator, provided details of staff's recommendations relating to the use of State and Local Fiscal Recovery Funds (SLFRF) through the American Rescue Plan Act (ARPA). Redlands' total allocation of the \$350 Billion SLFRF funding through ARPA is \$11,508,106. The City has received the first installment with the second installment expected to be released by midyear 2022. The categories listed to receive funds included: Pandemic Response, Assistance to Households, Small Business Economic Recovery, Services for Unhoused Persons and Community Water Rate Reduction. Staff also offered an overview of various scenarios pertaining to Premium Pay of Eligible Essential Workers and recommended the Council consider the remaining SLFRF fund amount of \$4,558,106 for discussion and vote to determine the funding

allocation pertaining to Premium Pay and Replacing Lost Public Sector Revenue.

Mayor Pro Tem Tejeda suggested revising certain funding amounts and program timelines as recommended for allocation to the different categories, and it was agreed to have staff rework the allocations and bring the matter back for further examination by Council at the next meeting. City Manager Duggan confirmed that staff will adjust the numbers and incorporate Mayor Pro Tem's suggestions and bring back for Council's review on March 15, 2022. Council Members Davis and Guzman-Lowery raised questions related to the dollar amounts and different options listed under premium pay, and they wondered whether Council could consider a compromise proposal for the Premium Pay allocations. City Manager Duggan clarified the Council can determine the funding amounts they deem are appropriate and are not limited to the suggestions as seen in the staff report. He was pleased to announce the City was in the process of hiring a Homelessness Project Coordinator.

FY 2021-22 Mid-Year General Fund Budget Review

City Manager Duggan painted a broad overview of the Mid-Year budget, indicating the City was in good financial shape, was continuing to monitor that, and he thanked the Department heads for watching their expenditures so closely. Management Services/Finance Director Garcia stated the overall results for fiscal year 2020-21 were favorable. There were higher than anticipated revenues in the amount of roughly \$4.75 million and there were savings of approximately \$1.4 million due to salary savings and other cost controls. As a result, the ending single year surplus for the year, which was originally projected at \$150,177, increased to \$6,308,061 due to this roughly \$6.15 million favorable variance. Fiscal year 2021-22 saw significant transactions related to property sales and purchases; an unanticipated surge in sales tax revenue; and additional appropriations from the unassigned fund balance for major projects. The passage of Measure T and the state and federal aid the City received added to a favorable economic outlook.

As adopted, the General Fund Budget for FY 2021-22 anticipated a balanced budget, with revenues commensurate with expenditures (or a \$0 single year surplus/deficit); and a residual fund balance (unassigned) of \$16,635,949. She noted in October 2021, the City negotiated a property sale in the amount of roughly \$46 million, with \$43.4 million going into the General Fund. This was planned to cover the remaining \$11.4 million for the General Fund's obligation in the purchase of 300 East State Street. The remaining \$32.2 million was designated for a strategic reserve. In December 2021, the City entered into negotiations to purchase the former Kmart property located at 1625 West Redlands Boulevard to serve as the future site of the Redlands Police Department Safety Hall. The purchase price is \$16.1 million and this reduced the strategic reserve to \$16.1 million. To this reserve, staff recommend the addition of \$6,000,000. As a result of the purchase of 300 East State Street, there were additional appropriations made in November 2021 to both revenues and expenditures in order to properly manage the building and its occupants. The net result of these various adjustments was an increase in revenue to the General Fund of roughly \$798,000.

City Manager Duggan and staff recommended the following one-time expenditures (including one inspector position that will be ongoing); Redlands Bowl Improvements of \$700,000; Crafton Park Improvement of \$376,000; Israel Beal Park Improvements of \$90,000; DSD Bldg & Safety Inspector of \$22,000 for rest of year; Animal Shelter Parking Lot of \$200,000; Donation-Museum of Redlands of \$1,000,000. Council Members expressed their appreciation of staff's efforts that went into this very thorough report. Council Member Gallagher added he was continuing to work

with staff to make sure the City was in receipt of all Measure T sales tax revenue it was due. As public comment, Dennis Bell opposed the recommendation to donate \$1 million to the Redlands Museum, and he thought non-profit groups, in general, should be engaged in more fundraising rather than asking for a hand-out from the City.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously agreed to appropriate \$2,388,000 of Unassigned Fund Balance, resulting from Fiscal Year 2020-21 surplus according to Schedule 1 provided on Attachment A; directed staff to make the corresponding adjustments to revenue and additions to reserves listed therein; and agreed to receive and file this report.

Vote: 5 - 0 Passed

At-Large Mayoral Election

Mayor Pro Tem Tejeda opened a discussion regarding the position of Mayor being elected at large, and he requested Council consider directing staff to develop two district maps to support an elected Mayor. This would allow the Council and public to discuss new districts, and the possibility of placing the elected Mayor question before the City's voters on the ballot in November 2022. Council Member offered their perspectives, but all were opposed to the idea at this time. Mayor Pro Tem Tejeda thanked his colleagues for the discussion. As public comment, Dennis Bell raised several questions about how the role of an elected Mayor would be defined, and he suggested the City consider adding term limits for Council Members.

NEW BUSINESS

Alcoholic Consumption Permit Farm to Fork Dinner Fundraiser

Assistant City Manager Boatman introduced a request from the Armantrout Montessori Education Foundation for the serving and consuming of alcoholic beverages at Heritage Park and the Grove School property for the Farm to Fork Dinner Fundraiser supporting the Armantrout Education Foundation to be held on April 30, 2022.

On motion of Council Member Jenna Guzman-Lowery, seconded by Mayor Pro Tempore Eddie Tejeda, the City Council unanimously determined that approval of the request 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 request for the serving and consumption of alcoholic beverages at Heritage Park and the Grove School property for the Farm to Fork Dinner Fundraiser supporting the Armantrout Education Foundation to be held on April 30, 2022.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Mayor Barich participated in Read Across America with 2nd graders at Mission School

Mayor Pro Tem Tejeda attended the Airport Advisory Board meeting.

Council Member Davis was pleased to be a part of Read Across America at Kingsbury Elementary

School, and she enjoyed the Soul Food Fest, sponsored by StrongerTogetherNow, held at Ed Hales Park last weekend.

Council Member Guzman-Lowery was excited to share her recent conversations with several people participating in programs at the Holy Name of Jesus, Catholic Community of Redlands. She has met with women, in particular, who have been struggling through difficult times, including those facing homelessness, an economic downturn, and even abuse.

Council Member Gallagher and Mayor Barich attended the inauguration of Krista L. Newkirk, the 12th President of the University of Redlands.

ADJOURNMENT

There being no further action required the meeting adjourned at 8:18 P.M. The next regular meeting of the City of Redlands City Council will be held on March 15, 2022.

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

Chairman 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

CONSENT CALENDAR

Minutes

On motion of Vice Chair Tejeda, seconded by Board Member Davis, the minutes of the regular meeting of February 1, 2022, were unanimously approved.

Vote: 5 - 0 Passed

ROPS Communication Update

On motion of Vice Chair Tejeda, seconded by Board Member Davis, the Board unanimously agreed to receive and file the Successor Agency Board's communication of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 1, 2022, through June 30, 2023. The action furthers the Successor Agency to the Redevelopment Agency of the City of Redlands' (Successor Agency) dissolution as an annual ROPS is required by DOF as part of the wind-down of the Successor Agency. The FY 2022-23 ROPS represents the last and final ROPS and will fully defease the two outstanding bonds from the former Redevelopment Agency (2016A & 2016B Tax Allocation Refunding Bonds).

Vote: 5 - 0 Passed

Resolution No. 492 Delegating Investment Authority

On motion of Vice Chair Tejeda, seconded by Board Member Davis, the Board unanimously approved Resolution No. 492 delegating investment authority to the City Treasurer, pursuant to Government Code Section 53607.

Vote: 5 - 0 Passed

ADJOURNMENT

There being no further business, the Successor Agency Board of Directors' meeting was adjourned at 8:19 P.M. The next regular meeting of the Agency will be held on April 5, 2022.

GO TO PREVIOUS PAGE

GO TO THE TOP OF THE PAGE