

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

Present: Paul Barich, Mayor
Eddie Tejeda, 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, Interim 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

1. Conference with legal counsel: Existing Litigation - Government CCode §54956.9(d)(1)
(City Attorney McHugh)

Two Cases:

- a. Steve Unland v City of Redlands, et al; San Bernardino Superior Court Case No. CIVDS 1928349
- b. S.B.C.W. Consulting, Inc. v City of Redlands et al; San Bernardino Superior Court Case No. CIVDS 2015309

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:00 P.M. with an invocation by Council Member Gallagher 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.

PRESENTATIONS

Black History Month Proclamation

Council Member Davis and Mayor Barich presented to Jina Iman of the Artlands, a Proclamation declaring February 2022, as Black History Month in the City of Redlands. Black History Month is celebrated to honor the contributions and accomplishments made by the Black community to our Nation and within the local community. In particular, the Proclamation highlighted Isreal Beal, a Redlands pioneer, the Second Baptist Church, the oldest and first African-American Church in the San Bernardino Valley and Al Harris, a beloved employee of Krikorian Theater who was fondly known as the Movie Man.

PUBLIC COMMENT

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

Parking - Dennis Bell pointed out there was a parking lot for sale next to Bear Valley Mutual Water Company on Olive Avenue, raised questions related to Centennial Plaza's underground parking, and made a pitch for Interim Chief Sessler to be promoted to the Fire Chief role permanently.

CONSENT CALENDAR

Minutes

On motion of Council Member Denise Davis, seconded by Council Member Mick Gallagher, the City Council unanimously approved, by roll call vote, the minutes of the regular meeting of January 18, 2022.

Vote: 5 - 0 Passed

Black History Month Proclamation

On motion of Council Member Denise Davis, seconded by Council Member Mick Gallagher, the City Council unanimously approved, by roll call vote, the issuance of a Proclamation declaring the month of February to be Black History Month in the City of Redlands.

Vote: 5 - 0 Passed

Resolution No. 8301 Remote Teleconference Meetings

On motion of Council Member Denise Davis, seconded by Council Member Mick Gallagher, the City Council unanimously approved, by roll call vote, Resolution No. 8301, 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

Resolution No. 8293 CFD 2004-1 Annexation No. 26

On motion of Council Member Denise Davis, seconded by Council Member Mick Gallagher, the City Council unanimously determined, by roll call vote, 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 (CEQA); and approved Resolution No. 8293, declaring intent to annex territory into Community Facilities District 2004-1 (Annexation No. 26).

Vote: 5 - 0 Passed

Settlement Agreement Disclosure

On motion of Council Member Denise Davis, seconded by Council Member Mick Gallagher, the City Council unanimously approved, by roll call vote, the public disclosure of details of an Agreement of Settlement and General Release between the City of Redlands and Sally Young. Under the terms of the agreement, the City agrees to pay Ms. Young \$17,500.00 to settle and dispose of disputes and controversies associated with a civil action pending in the San Bernardino Superior Court and entitled Sally Young v. City of Redlands, Case No. CIVDS 1910352.

Vote: 5 - 0 Passed

COMMUNICATIONS

Resolution No. 8302 Renaming of Shoppers Lane

Council Member Davis presented a video highlighting Al Harris, the long-time employee of Krikorian Theater who was beloved by the community. She urged the Council to consider again, the renaming of Shoppers Lane to Al Harris Way and pointed out more than 10,000 electronic signatures were collected in support of this name change.

As public comment, Robb McDermott pushed the Council to honor Al Harris and said there were other ways to recognize Jose Apollo Rivera. He suggested the City name the new police station proposed for the vacant Kmart building in Mr. Rivera's honor, or possibly even rename Vine Street adjacent to the Police Annex. Brian Seghers, Erin Durr, of Stronger Together Now, Andy Hoder and Joshua Hall spoke in support of the Council approving the street change to Al Harris Lane, citing his positive impact and legacy of kindness towards the community. It was added that a private citizen had offered to cover all costs associated with the street renaming. Mario Saucedo expressed concerns the City did not follow proper procedures when considering this matter, and he suggested an ad hoc committee be established to allow for vetting of proposals before making recommendations to the Council.

Council Members offered their various perspectives in a lengthy discussion. Council Member Guzman-Lowery urged the Council to accept the validity of the electronic petition supporting Al Harris and not dismiss the voices of over 10,000 signatures. Mayor Pro Tem Tejeda and Council Member Gallagher respected Mr. Harris but did suggest the Council consider establishing an ad hoc committee to formalize the process when exploring such proposals. Mayor Barich and Council Member Guzman-Lowery volunteered to sit on the ad hoc committee.

On motion of Council Member Denise Davis, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, Resolution No. 8302, renaming Shoppers

Lane to Al Harris Lane; and authorized staff to establish procedures for considering future proposals.

Vote: 5 - 0 Passed

Ordinance No. 2886 City Council Compensation

Mayor Pro Tem Tejeda offered background related to adjusting compensation for City Council Members. Government Code section 36516 permits the City Council to increase salary by 5 percent for each calendar year from the operative date of the last adjustment of the salary presently in effect. The City Council set its current salary thirty-six years ago in February 1986 at \$500 per month. Government Code permits the Council to increase its salary by 180 percent (36 years x 5 percent) in January 2023. The maximum increase would amount to \$900 for a total monthly compensation of \$1,400. Council could choose a lower amount if desired and Council Members could choose to waive any or all of the compensation permitted. For context and reference, staff surveyed California General Law cities in San Bernardino County with similar population to Redlands.

Council Members participated in a dialogue focused on the following topics, attracting and maintaining diversity amongst the Council, value and worth and fair compensation, future negotiations with City bargaining units and budgets. Council Member Davis said that if approved, this would be a step forward in recognizing the Council for their work, and she added the time invested was significant. Council Member Gallagher agreed an increase was needed, but he thought total compensation of \$750 per month was a more appropriate amount. As public comment, Dennis Bell wondered if Council Members were paid their regular stipend, regardless of whether a city council meeting was canceled. Andy Hoder stated the monthly stipend was an offset of time spent by council members, and he thought compensation should be fair.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Jenna Guzman-Lowery, the City Council introduced, by roll call vote, Ordinance No. 2886, increasing compensation for City Council Members effective following the next municipal election in November 2022. The increase would amount to \$900 for a total monthly compensation of \$1,400.

Vote: 4 - 1 Passed

PUBLIC HEARINGS

Resolution No. 8292 Housing Element 2021-2029

Mayor Barich opened the public hearing. Due to property ownership within 500 feet of the proposed rezoning within the East Valley Corridor Specific Plan (EVCSP), Council Member Davis recused herself from this item. Development Services Director Desatnik offered a brief review of the Housing Element Update process and introduced Catherine Lin, Principal Planner, for a detailed presentation of Resolution No. 8292 to adopt the 2021-2029 Housing Element (6th Cycle Update) to the 2035 General Plan, and an Addendum to the previously-certified 2035 General Plan Environmental Impact Report. The update is a required element of the General Plan and on January 11, 2022, the Planning Commission recommended the Council adopt the 2021-2029 Housing Element and the Addendum to the previously-certified General Plan Environmental Impact Report. Using graphs, charts and maps, Ms. Lin highlighted various components of the Housing Element document, including a review of the Regional Housing Needs Assessment

(RHNA) Inventory and how the City would reach their assigned goals. Included were sites identified as either vacant or underutilized; accessory dwelling units (ADUs); recently entitled projects and pending projects. The City must always maintain enough sites to meet the RHNA numbers during the planning period and there could be some serious penalties if this was not maintained. The City was unable to adopt the Housing Element and meet the statutory deadline of October 15, 2021, and she explained that when a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the RHNA allocation, must be completed no later than one year from the deadline. If the City was not in compliance, HCD could revoke its finding of substantial compliance pursuant to Government Code.

As public comment, Alan Gotta, longtime property owner on Iowa Street, opposed the rezoning of certain parcels on the west side of town and stated north side parcels near Citrus Valley High School were a more appropriate area to designate for rezoning in order to meet the State's housing requirements. Dennis Bell thought the statistics were gibberish and didn't make sense. One remote attendee and one written comment, from Mitchell Tsai, Attorney representing the Southwest Regional Council of Carpenters (SWRCC), stated that by utilizing a skilled workforce, local economies can benefit through mitigation of greenhouse gases, air quality improvement and a reduction of transportation impacts. With no further comments, Mayor Barich closed the public hearing. Mayor Pro Tem Tejeda urged his colleagues to adopt the Housing Element Update with no further delays.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Jenna Guzman-Lowery, the City Council approved, by roll call vote, Resolution No. 8292 (General Plan Amendment No. 144) and adoption of the 2021-2029 Housing Element (6th Cycle Housing Element Update) to the 2035 General Plan, and an Addendum to the previously-certified 2035 General Plan Environmental Impact Report.

Vote: 4 - 0 Passed

Other: Council Member Denise Davis (RECUSE)

NEW BUSINESS

Letter of Support University Village

City Manager Duggan explained the University of Redlands was currently seeking an \$18 million state budget allocation for University Village, a 30-acre transit-oriented, multi-use, mixed-income, sustainable community adjacent to the terminus station of the MetroLink commuter train system. The University is requesting the Council approve a letter in support of the University's budget request. The City recognizes that University Village will be an important economic driver for the City while creating a model neighborhood of the future that is self-contained and socio-economically diverse. As public comment, Dennis Bell wondered whether the future housing would truly be affordable.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Mick Gallagher, the City Council unanimously authorized, by roll call vote, the issuance of a letter of support for the University of Redlands' State budget request for University Village, a Model Transit-Integrated Neighborhood in Redlands, CA.

Vote: 5 - 0 Passed

Lease Agreement Body Worn Cameras

Police Chief Catren presented the benefits of a five-year lease agreement with Lenslock Inc. for body worn cameras (BWC) in the amount of \$478,065. BWC provide officers with a reliable and compact tool to systematically and automatically record their field observations and encounters and the expenditure was included in FY 21/22 budget. Council Member Gallagher requested staff verify the accuracy of the sales tax charge reported in the staff report.

On motion of Council Member Mick Gallagher, seconded by Mayor Pro Tempore Eddie Tejada, the City Council unanimously approved, by roll call vote, the five-year lease agreement with Lenslock Inc. for body worn cameras in the amount of \$478,065.

Vote: 5 - 0 Passed

Ordinance No. 2930 Developments Standards

Development Services Director Desatnik reviewed Ordinance No. 2930, which Council introduced on January 18, 2022. If adopted, the ordinance would amend the Municipal Code by modifying Chapter 18.92.080(B) pertaining to development standards in the C-3, General Commercial District to allow residential density in accordance with the existing provisions of Measure “U,” and modify the parking requirements for mixed use development and multifamily-attached residential development projects located within one-half mile of a train station. In response to Council's direction, Director Desatnik announced that staff has already begun to prepare requests to secure a consultant for a downtown parking study and Mayor Pro Tem Tejada was very pleased to hear staff has acted so quickly.

As public comment, Richard O'Donnell argued this was not only about parking but also about the voter approved initiative, Measure U. He and Andy Hoder, John Beall, Rosemary Daugherty, Kathleen Beall and Steve Spiller voiced opposition to the ordinance and reducing parking requirements. They were against giving the developers a break, were perplexed with the lessening of parking, and they thought it didn't make sense because not everyone will walk or cycle to the area. Director Desatnik responded to the comments by explaining the goal of the ordinance was not to eliminate parking but rather to match the demand with specific projects in the downtown. Council Member Gallagher reiterated his concerns expressed during the last Council meeting, saying he was still uncomfortable reducing parking requirements. Mayor Pro Tem Tejada pointed out that developers are obligated to provide sufficient parking for their specific development project.

On motion of Mayor Pro Tempore Eddie Tejada, seconded by Council Member Jenna Guzman-Lowery, the City Council adopted, by roll call vote, Ordinance No. 2930 (Ordinance Text Amendment No. 360), to amend Title 18 of the Redlands Municipal Code by modifying Chapter 18.92.080(B) pertaining to developments standards in the C-3, General Commercial District to allow residential density in accordance with the existing provisions of Measure “U,” and modify the parking requirements for mixed use development and multifamily-attached residential development projects located within one-half mile of a train station.

Vote: 3 - 2 Passed

Software Licensing and Consulting Services Agreement

Eric Owens, Network Engineer, summarized an agreement with LiftOff LLC for the provision of software licensing and consulting services. The cloud-based platform would eliminate two existing servers, saving resources and IT staff time normally spent maintaining those on-premise servers. Other benefits of the Microsoft Office 365 model include, advanced data loss prevention features; enhanced security features from Microsoft to help thwart computer hacking attempts; and improved archiving capabilities in support of the City's data retention policies.

On motion of Mayor Pro Tempore Eddie Tejada, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the agreement with LiftOff LLC for the provision of software licensing and consulting services in the amount of \$160,000 for the initial term, with an option for four additional extension terms, each in the amount of \$130,000 bringing the total compensation during the initial term and four extension terms to an amount not-to-exceed \$680,000.

Vote: 5 - 0 Passed

Contract Award 2021 CIP Water Pipeline Replacement Project

Municipal Utilities and Engineering Director Harris provided details of a construction contract with Borden Excavating, Inc. for the 2021 CIP Water Pipeline Replacement Project in an amount not to exceed \$3,555,000. The project will replace approximately four miles of aging and deteriorated water pipelines. Each year, as part of regular maintenance efforts, a portion of revenues generated through water utility rates is used to replace aging water pipelines throughout the City. These pipelines are selected based on maintenance history, inspection records, and coordination with future paving improvements.

On motion of Mayor Pro Tempore Eddie Tejada, seconded by Council Member Mick Gallagher, the City Council unanimously determined, by roll call vote, approval of a Construction Contract and construction of the 2021 CIP Water Pipeline Replacement Project are categorically exempt from environmental review in accordance with Section 15302 of the State's guidelines implementing the California Environmental Quality Act; approved the 2021 CIP Water Pipeline Replacement Project plans and specifications; and awarded a Construction Contract to Borden Excavating Inc. in an amount not to exceed \$3,555,000.

Vote: 5 - 0 Passed

SBCTA Cooperative Agreement Amendment I-10 University Street Interchange Project

Municipal Utilities and Engineering Director Harris explained the need to amend the City's Cooperative Agreement with San Bernardino County Transportation Authority (SBCTA) for the Interstate 10 at University Street Interchange project. In May 2019, SBCTA informed the City that an amendment to the Cooperative Agreement would be needed as the total project cost for the Project had increased from \$5.2 million to \$5,812,935. The City's financial obligation for this request (17.9%) is \$137,830. Approval of this request is reasonable and necessary to avoid delay-related construction costs in the future. Increases were seen in the following areas:

planning and design stage costs; project management costs; and additional University Street pavement improvements as required by Caltrans.

On motion of Mayor Pro Tempore Eddie Tejada, seconded by Council Member Mick Gallagher, the City Council unanimously determined, by roll call vote, approval of the amendment to the Cooperative Agreement with SBCTA for the Interstate 10 at University Street Interchange Project is exempt from environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act; approved the Second Amendment to the Cooperative Agreement with SBCTA for the I-10 University Interchange Project; and approved an additional appropriation of \$137,830.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

There were no Council Member reports presented.

ADJOURNMENT

There being no further action required the meeting adjourned at 8:28 P.M. The next regular meeting of the City of Redlands City Council will be held on February 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

Minutes

On motion of Vice Chair Tejada, seconded by Board Member Davis, the minutes of the regular meeting of December 7, 2021, were approved, by roll call vote.

Vote: 4 – 1 Passed

ABSTAIN: Board Member Gallagher

ADJOURNMENT

There being no further business, the Successor Agency Board of Directors' meeting was adjourned at 8:29 P.M. The next regular meeting of the Agency will be held on March 1, 2022.

[GO TO PREVIOUS PAGE](#)

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