

**MINUTES
CITY COUNCIL REGULAR MEETING
FEBRUARY 26, 2019**

CALL TO ORDER

The regular meeting of the City Council of the City of Highland was called to order at 6:00 p.m. by Mayor Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Jeff Novak, and the Pledge of Allegiance was led by Council Member Timmer.

ROLL CALL

Present: Chavez, Lilburn, Timmer
Absent: McCallon, Solano

REPORT FROM CLOSED SESSION

The City Council met on the agenda item for Closed Session prior to this meeting and took no reportable action.

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT

Jacob Steward spoke regarding his concerns for public safety related to a business adjacent to his place of business in the community.

Sean Cason spoke regarding the funding for officers dedicated to the homeless in the community.

Staci Ferraris spoke regarding her concerns for public safety related to a local business in the community.

Sophia Trovato spoke regarding rent stabilization in her mobile home community.

Donna Avalos spoke regarding rent stabilization in her mobile home community.

Carmen Billingsley spoke regarding rent stabilization in her mobile home community and distributed some information.

Sonia Diaz spoke regarding rent stabilization in her mobile home community.

Rachel Palacios spoke regarding rent stabilization in her mobile home community.

Heather Perry introduced herself as the new district representative for Supervisor Dawn Rowe and also spoke briefly regarding the Nominate a Safety Hero initiative.

Julie Paule, Western Manufactured Housing Communities Association, spoke regarding affordable housing and rent stabilization in the mobile home community.

Vickie Talley, Mobile Home Education Trust, spoke regarding rental assistance programs available for mobile home residents.

Gilda Gularte spoke regarding rent stabilization in the mobile home community and to have this item placed on the agenda for discussion.

City Attorney Marroquin stated we do not have a quorum on Item #6 which is the allocation of the City of Highland's Community Development Block Grant Funds for fiscal year 2019-2020. For legal reasons, the public hearing for that item is being continued to Monday, March 4, 2019, at 4:00 p.m.

6. Allocation of the City of Highland's Community Development Block Grant Funds for Fiscal Year 2019-2020
Recommendation: That the City Council prioritize funding of FY 2019-2020 Community Development Block Grant Applications.

CITY COUNCIL CONSENT CALENDAR

A MOTION was made by Council Member Chavez, seconded by Council Member Timmer, to approve the consent calendar as submitted. Motion carried on a roll call vote, 3-0, with Mayor Pro Tem McCallon and Council Member Solano being absent.

1. Waive the Reading of All Ordinances
Waived the reading of all Ordinances in their entirety and read by title only.
2. Minutes – February 12, 2019 City Council Regular Meeting
Approved the Minutes as submitted.
3. Warrant Register
Approved Warrant Register No. 680 for February 26, 2019, in the amount of \$445,318.48 and Payroll of \$96,521.00.

4. Treasurer's Report for January 2019
Received and filed Treasurer's Report for January 2019.
5. Notice of Completion – Project No. str17003B, "Pavement Management Program Sectors A, D & E Slurry Seal" (Bid No. 2018-03)
 1. Accepted Project No. str17003B, "Pavement Management Program Sectors A, D & E Slurry Seal" (Bid No. 2018-03) as complete;
 2. Authorized the Mayor to sign the Notice of Completion; and
 3. Directed the City Clerk to file the Notice of Completion.

CITY COUNCIL PUBLIC HEARING

7. Request for a Three-Year Extension of Time (EXT-18-001) for Tentative Tract Map No. 18893 (TTM-14-002) and Conditional Use Permit (CUP-14-005) Facilitating Mediterra Planned Development (PUD-13-001); a Residential Community with a Development Potential of 316 Units

Mayor Lilburn opened the public hearing.

Assistant Community Development Director Stater stated the Mediterra Project is located at the city's eastern end, on the north side of Greenspot Road, just across the street from the East Valley Water District offices. It is comprised of 360 low and medium density housing units, two parks and related road and water quality features. In 2016, the City Council approved this project. Related entitlements were a general plan amendment, zone change, conditional use permit, tract map and environmental. Shortly after the approval, the project was sued in Superior Court and took about two years to resolve. It was dismissed in May of 2018, thus the Council's original approval stands on the project. As the Mayor mentioned, the request is for a three-year extension of time as the project would otherwise expire next month. The request is applicable to the tentative tract map and conditional use permit. The other entitlements do not expire. Staff is recommending approval of the request and there has been a revised resolution that's been passed out to the City Council and the members of the public.

Mayor Lilburn called for any speakers in favor of or in opposition to this item. Seeing none, the public hearing is now closed.

A MOTION was made by Council Member Timmer, seconded by Council Member Chavez, to adopt Resolution No. 2019-008 approving Extension of Time (EXT-18-001) subject to the Conditions of Approval and Findings of Fact. Motion carried, 3-0, with Mayor Pro Tem McCallon and Council Member Solano being absent.

RESOLUTION NO. 2019-008
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND
TO APPROVE EXTENSION OF TIME APPLICATION (EXT-018-001), A
THREE (3) YEAR EXTENSION OF CONDITIONAL USE PERMIT (CUP-
14-005) AND TENTATIVE TRACT MAP NO. 18893 (TTM-014-002)
WHICH ESTABLISHED THE MEDITERRA PLANNED DEVELOPMENT
(PUD-13-001)

8. Development Impact Fee Annual Adjustment for 2019

Mayor Lilburn opened the public hearing.

Public Works Director/City Engineer Wong stated this is your annual consideration of adjustment to the City's Development Impact Fee. Perhaps the easiest way for him to explain this item to you is to refer you to page 16 of the staff report where you will see a spreadsheet that was presented to the Finance Subcommittee for their consideration. On the left side of the spreadsheet you will see nine categories of public infrastructures. The first three items of the public infrastructure is regional circulation, local circulation and regional flood control facilities. These three categories of infrastructures are required by City Council resolution to be adjusted using the Caltrans highway construction index as indicated in the resolution. The remaining six categories of infrastructure such as police, fire, city corporate yard, library, community center and park. These six categories per the resolutions are to be adjusted based on the Caltrans general service department using an index called California Construction Cost Index which is more relevant to building construction whereas the highway construction index that the first three categories are to be used are more relevant to heavy construction, such as roadway and drainage. He wants to explain this because it would be the crutch of the adjustment for this year. If you would look at the second column of the spreadsheet, the first three categories have an increase of .24% in 2018, whereas the remaining six categories have a 1.3% increase. In other words, there is a lower increase in the highway construction category than in the building category. As you can see, there is an unusual situation with roadway type of construction as it has a smaller increase than the building construction in the last year whereas two more years before that, the roadway construction had a much higher increase ranging from about 15% to 20% per year. What the Council did in the last two adjustments was that you did not use the higher index increase strictly following the resolution but you made a one-time exception to basically use the lower building construction index and applied it also to the roadway type of infrastructures. In the past two adjustments, basically what you have is you have only used one type of index increase which is the building type. Going back to this year now, this year you have a little higher building cost increase than the roadway cost increase. So to be consistent with what you did in the past two years, as requested by the BIA, the Finance Subcommittee actually recommended that you use the little higher building adjustment cost increase and apply it to the roadway categories. Therefore, instead of using .24% for the three categories and 1.3% for the remaining six

categories, the Finance Subcommittee recommendation is to use 1.3% and apply it to all nine categories. That would result in the amount of impact fees relevance to the nine categories as indicated in the resolution attached to the staff report. In summary, the recommendation for the increase is 1.3% for all categories.

Gordon Nichols, Building Industry Association, stated they wanted to go on record. You have a letter on file, but we wanted to go on record to support the Finance Subcommittee's recommendation for a 1.3% California Construction Cost Index to all nine fee categories. We wanted to say thank you to Public Works Director/City Engineer Wong and the rest of the staff who were at that Subcommittee meeting and allowing us to be a participant in that discussion. We believe that the 1.3% cost increase this year is very prudent and is the most accurate way to access the fees. Also, to note, that since 2015 the overall development impact fees for a single family home started out at \$21,000 per single family home. If adopted tonight with the 1.3% index the current DIF in 2019 would be \$27,000 per single family home. Roughly a 25% increase over the last four years. We believe that is a fair and sufficient increase over this time and once again support the Finance Subcommittee's recommendation for 1.3% increase for categories one through nine.

Mayor Lilburn called for any speakers in favor of or in opposition to this item. Seeing none, the public hearing is now closed.

Council Member Timmer stated having a 1.3% for all categories, we've been doing it for two years now and it's become consistent. I think the BIA is supporting this and seems like a reasonable approach.

A MOTION was made by Council Member Timmer, seconded by Council Member Chavez, to approve:

1. Resolution No. 2019-009 amending Development Impact Fee for all developments; and
2. Resolution No. 2019-010 amending Park and Recreation Fee applicable to residential development pursuant to the Quimby Act. Motion carried, 3-0, with Mayor Pro Tem McCallon and Council Member Solano being absent.

RESOLUTION NO. 2019-009
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND,
CALIFORNIA, AMENDING DEVELOPMENT IMPACT FEES FOR ALL
DEVELOPMENTS WITHIN CITY OF HIGHLAND

RESOLUTION NO. 2019-010
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HIGHLAND, CALIFORNIA, AMENDING A FEE APPLICABLE TO
RESIDENTIAL NEW DEVELOPMENT WITHIN THE CITY OF HIGHLAND ON
PARK LAND ACQUISITION AND PARK FACILITIES DEVELOPMENT,
PURSUANT TO SECTION 16.40.200 OF THE HIGHLAND MUNICIPAL CODE
AND THE QUIMBY ACT (GOVERNMENT CODE SECTION 66477)

CITY COUNCIL LEGISLATIVE

9. Bid Award – Bid No. 2018-12, “Facilities and Parks Janitorial Service Contract”

Public Works Manager Richardson gave a brief review of the staff report.

A MOTION was made by Council Member Chavez, seconded by Council Member Timmer, to award the bid for Bid No. 2018-12, “Facilities and Parks Janitorial Service Contract” (Bid Schedules A and B) to Base Hill, Inc., dba Jan Point, in the amount of \$74,724 per year. Motion carried, 3-0, with Mayor Pro Tem McCallon and Council Member Solano being absent.

10. Event Planning for the City’s 23rd Annual Citrus Harvest Festival

Assistant Community Development Director Stater gave a brief review of the staff report.

Martha Hall spoke regarding her concerns for the relocation of the Citrus Harvest Festival and how it will affect her business.

Terry Rey spoke regarding her concerns for the relocation of the Citrus Harvest Festival and how it will affect her business.

Opal Eshelman spoke regarding her concerns for the relocation of the Citrus Harvest Festival.

Gloria Davis spoke regarding her concerns for the relocation of the Citrus Harvest Festival and how it will affect her business.

Colin Childs spoke in support of the relocation of the Citrus Harvest Festival.

Pamela Bible spoke in support of the relocation of the Citrus Harvest Festival.

City Council discussed this item and took no formal action.

11. Hernandez, Kroone & Associates – Professional Services Contract Addendum No. 1

Public Works Director/City Engineer Wong gave a brief review of the staff report.

A MOTION was made by Council Member Timmer, seconded by Council Member Chavez, to:

1. Approve Addendum No. 1 to Professional Services Contract with Hernandez, Kroone & Associates to reflect a change in the billing rate schedule; and
2. Authorize the Mayor to sign the Addendum. Motion carried, 3-0, with Mayor Pro Tem McCallon and Council Member Solano being absent.

12. City Selection Committee Election – LAFCO, Alternate Member

City Clerk Hughes gave a brief review of the staff report.

City Council consensus to support Mayor Rick Denison, Town of Yucca Valley, as the LAFCO Alternate Member.

13. City Manager Report and Comments (Work Program, Regional/Legislative/Development Issues, Subcommittees, etc.)

None

14. Council Member Comments (Agency/Committee/AB 1234 Reports, District Updates, etc.)

Council Member Chavez stated his gratitude for the street lights being installed in the community.

Mayor Lilburn stated she attended the Heroes Awards at the Mission Inn in Riverside today.

ANNOUNCEMENTS

None

CLOSED SESSION

None

ADJOURN

There being no further business, Mayor Lilburn adjourned the meeting at 7:23 p.m. in memory of Barbara Leonard and Donald Rackley

Submitted By:

Approved By:

Betty Hughes, MMC
City Clerk

Penny Lilburn
Mayor