MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on September 21, 1971 at 7:00 P.M.

Planning Commission Items 3:00 P.M. Regular Agenda 7:00 P.M.

PRESENT

Jack B. Cummings, Mayor
Charles G. DeMirjyn, Vice Mayor
Chresten M. Knudsen, Councilman
Ellsworth E. Miller, Councilman
Sam S. Sewall, Councilman

Ralph P. Merritt, Jr., City Manager
Bill Brunick, Deputy City Attorney
Peggy A. Moseley, City Clerk
Erwin S. Hein, Redlands Daily Facts
Chuck Palmer, San Bernardino Sun

ABSENT None

The meeting was opened with the pledge of allegiance, followed by the invocation by Reverend C. E. Woods of the First Missionary Baptist Church.

The minutes of the meeting of September 7, 1971 were approved as submitted.

Chamber of Commerce President William T. Hartzell introduced Mr. Richard Bradford, the new Executive Manager of the Chamber. Mayor Cummings welcomed Mr. Bradford to the community.

BIDS

The following bids for a four-wheel loader were opened and publicly declared in the office of the City Clerk at 10:00 A.M. this date:

Johnson Tractor Company Riverside, California	Total Bid	$16,987.00
Willig Equipment Branch of Clark Equipment La Mirada, California	Total Bid	$22,250.35

Bid Award
Four-wheel Loader

The bids were referred to the Street Department for study and recommendation. At this time it is the recommendation that the low, fully qualified bid of the Johnson Tractor Company be accepted. On motion of Councilman DeMirjyn, seconded by Councilman Sewall, award was made to the Johnson Tractor Company in the amount of $16,987.00

PUBLIC HEARINGS

Ordinance No. 1462
Approving Annexation No. 45

Public hearing on Annexation No. 45, a 59-acre parcel adjoining the west city limits, was set for this time and place by Resolution No. 2849, and was duly advertised as required by law. Mayor Cummings opened the meeting as a public hearing for comments or questions concerning this annexation. No comments were made. City Manager Merritt read a letter of protest from Jan C. and Cornelia Sluis. The public hearing was declared closed and Council noted that opposition to the annexation by owners of more than 50% of the assessed valuation was not made. On motion of Councilman DeMirjyn, seconded by Councilman Sewall, Ordinance No. 1462, an ordinance of the City of Redlands approving Annexation No. 45, was given first reading of the title and laid over under the rules, with second reading set for October 5, 1971.

PLANNING COMMISSION RECOMMENDATIONS

Appeal re Zone Change No. 134

The appeal to Planning Commission decision denying Zone Change No. 134, which was filed by Angel-Mock and Associates, and which was on the agenda for this time, was withdrawn by a letter from Attorney Rex Cranmer, who stated that the applicants will apply for a conditional use permit and no longer seek a zone change.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

As considered by the City Council at a regular meeting thereof held September 21, 1971 at 3:00 P.M.

Present: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings; Deputy City Attorney Bill Brunick

1. Street Vacation No. 60 - Dr. Paul Swanson et al

That the vacation of Culvert Street lying between Crescent Avenue and Grand View Drive - Street Vacation No. 60 - be approved in accordance with the map prepared by the Planning Department and retaining public utility line easements and drainage course easement in that area, for reasons stated in Planning Commission minutes dated September 14, 1971. On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, the recommendation of the Planning Commission was adopted by the City Council, with a resolution declaring intention to vacate this street to be presented to Council on October 5, 1971.

2. Conditional Use Permits Nos. 183, 184 & 185 - Henry S. Henschel

These conditional use permits were denied by the Planning Commission at their meeting of September 14, 1971.

At this time, Attorney Rex Cranmer spoke in behalf of Mr. Henschel, stating that Mr. Henschel concurs in the decision and wishes to withdraw his requests for conditional use permits.

3. R.P.C. No. 352 - Zone Change No. 135

That R.P.C. No. 352, a resolution of the Planning Commission for adoption of Zone Change No. 135 - creating a change of zone to "E" Educational District for properties presently used for or planned for educational purposes, be approved. On motion of Councilman DeMirjyn, seconded by Councilman Miller, R.P.C. No. 352 was unanimously approved, and Ordinance No. 1463, an ordinance of the City of Redlands establishing the stated zone change, was introduced and laid over under the rules with public hearing set for October 5, 1971 at 7:00 P.M.

4. Conditional Use Permit No. 181 - Whittaker-Alphex Corporation

That the request of the Whittaker-Alphex Corportaion for a Conditional Use Permit to construct a 99-unit townhouse complex in an R-2 zone be approved in accordance with the requirements of the various city departments and the map as amended by the Planning Department.

On September 17, 1971, Mrs. Katherine Q. Avila filed an appeal requesting reversal of this decision due to the lack of schools in the area, proximity of freeway exchange, M-1 zone hearby, fear of outsiders entering area, and lack of existing recreation facilities.

Speaking against the proposed use were: Mrs. Avila, Mrs. Robert Jiminez, Mrs. Anita Dimery, Mr. Sherman Fitzgerals, and several other interested persons.

The Council discussed the matter at length, taking into consideration the many questions raised.

Representing the developers, Mr. Lee Scarlett endeavored to answer Council questions, stressed that a "market-rate" development must remain in that category and cannot revert to a subsidized project in the event of foreclosure. Mr. Scarlett stated that as there is indeed a school problem, his firm will eliminate the 25 four-bedroom units and will convert them to two or three bedrooms, as suitable, and the total number of units will not be changed.

Council pointed out that when this area was zoned R-2 it was done in order to create a buffer zone between the M-1 and the single family homes.

Councilman Sewall moved for approval of C.U.P. No. 181 subject to removal of the four-bedroom units, and in accordance with the requirements as stated in Planning Commission minutes dated September 14, 1971. Councilman Miller seconded the motion, which carried by the following roll call vote:

AYES: Councilmen Sewall, Miller and Mayor Cummings, who stated he believed this to be a good project and in the best interests of the City

NOES: Councilman Knudsen and Councilman DeMirjyn, who stated that when he voted for the change of zone in this area he believed it was planned for mobile home use

ABSENT: None

TRAFFIC COMMISSION RECOMMENDATIONS

Resolution No. 2898 Traffic

At the regular meeting of the Traffic Commission on September 9, 1971, the following recommendations were submitted for Council consideration:

SECTION ONE: Pursuant to Article 675, Section 67501 (b) of the Redlands Traffic Ordinance:

1. Establish two-way traffic pattern in alley between Sixth Street and Seventh Street, State Street and Redlands Boulevard.

SECTION TWO: Pursuant to Article 676, Section 67603 of the Redlands Traffic Ordinance:

1. Establish stop sign on Stillman Avenue to stop traffic at intersection with Grove Street.

Following discussion, on motion of Councilman Sewall, seconded by Councilman DeMirjyn, the above recommendations were approved and Resolution No. 2898, establishing these changes, was adopted by the City Council

UNFINISHED BUSINESS

Appointment Library Board

Mayor Cummings recommended the appointment of Dr. Eugene Dawson to the position on the Library Board being vacated by the resignation of Dr. George Armacost, the former President of the University of Redlands, adding that it has been customary to have the President of the University of Redlands sit on this Board. On motion of Councilman Sewall, seconded by Councilman DeMirjyn, unanimous approval was given the appointment of Dr. Eugene Dawson to the A. K. Smiley Library Board.

Interim Ordinance No. 1 Mobile Home Parks

Interim Ordinance No. 1, an ordinance amending Ordinance No. 1421 as amended by Ordinance No. 1454 to prohibit the establishment and operation of mobile home parks, was tabled to this time.

Council again discussed the desirable number of mobile homes in relation to the total homes within the city. Councilman DeMirjyn urged adoption of a period of moratorium to allow study of the impact of mobile homes and also to allow time to see how the proposed apartments are developing within the city. Following further discussion, Interim Ordinance No. 1 was adopted, on motion of Councilman Sewall, seconded by Councilman DeMirjyn, by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Sewall, Mayor Cummings
NOES: Councilman Miller
ABSENT: None

Recommended Amendment to Mobile Home Ordinance

After the adoption of this ordinance, Councilman Miller moved that the Planning Department be requested to prepare an amendment to the mobile home ordinance increasing the open space requirements, increasing lot size, and possibly walk systems on both sides of street; also mobile home setback to be increased somewhat. Following discussion, motion was seconded by Councilman Sewall and adopted.

Tri-City Concrete

Consideration of the royalty rate in connection with the Tri-City Concrete lease with the city for purchase of rock and gravel was tabled to this time. Mayor Cummings briefly summarized the developments to date. Council agreed that they had each studied the report submitted by Mr. J. W. Watkins of Tri-City Concrete. Councilman Knudsen again briefly summarized his studies on the matter and pointed out his areas of disagreement concerning the contract. Attorney Robert Biersbach, representing Tri-City Concrete, spoke to some of the points made by Councilman Knudsen. Council discussed submitting the matter to arbitration.

UNFINISHED BUSINESS (Continued)

Tri-City Concrete

Councilman Miller moved for approval of 6¢ per ton royalty to be paid under sand and gravel lease between Tri-City Concrete and the City. Motion seconded by Mayor Cummings. Following further discussion, the motion was approved by the following roll call vote:

AYES: Councilmen Miller, Sewall, Mayor Cummings
NOES: Councilmen DeMirjyn, Knudsen
ABSENT: None

The request to establish the date of renewal as July 1 was unanimously approved on motion of Councilman Miller, seconded by Councilman Sewall.

Ordinance No. 1460
Fingerprint Fees

Ordinance No. 1460, an ordinance establishing the fee of $5.00 for non-criminal fingerprints, was given second reading of the title and adopted, with waiver of the reading of the ordinance in full, on motion of Councilman Miller, seconded by Councilman Sewall, by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None

Ordinance No. 1461
Dry Sewers

Ordinance No. 1461, an ordinance of the City of Redlands providing for the construction of dry sewers in subdivisions, was given second reading of the title and adopted, on motion of Councilman Sewall, seconded by Councilman Miller, with waiver of the reading of the ordinance in full, by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None

NEW BUSINESS

Pearl Street Extension

Director of Public Works Shone reported that he now has a written agreement between the State Division of Highways and the City providing for the construction of Pearl Street from Orange to Sixth. The State offers this firm agreement to construct Pearl Street providing the City obtains the right-of-way. Mr. Shone reports that the cost of right-of-way will be $31,500 net to the sellers, with all costs handled by the City and additional requirements. Council considered the matter at length, comparing the cost of two-way construction to a one-way access. On motion of Councilman Sewall, seconded by Councilman Miller, the extension was approved as a one-way street from Orange to Sixth, and the Director of Public Works was directed to proceed to acquire necessary property.

CITY MANAGER

City Manager Merritt presented an agreement to provide for the design of improvements at the Sewage Treatment Facility between the City and John Carollo, Engineers.

Water Quality Control Board

Consideration of this agreement led the Council into a very lengthy discussion concerning requirements of the Water Quality Control Board. Director of Public Works Shone stated that at the moment the City is now meeting the requirements of this Board. Following more discussion, on motion of Councilman Knudsen, seconded by Councilman Sewall, Director of Public Works Shone was requested to secure a five-year commitment from the Board of Water Control concerning the standard to be expected of the City.

On motion of Councilman DeMirjyn, seconded by Councilman Miller, unanimous approval was given to the appropriation of funds from the Parking

CITY MANAGER (Continued)

Resurfacing Alley

Place Commission's prior year's surplus for the purpose of resurfacing the area on the north side of Parking Lot #5, work to be done by the Public Works Department.

Resolution No. 2899 Police Vehicles

On motion of Councilman DeMirjyn, seconded by Councilman Miller, Resolution No. 2899, authorizing the Department of General Services of the State of California to purchase police vehicles for the City of Redlands, was unanimously adopted.

Grant Deed Dreyer

A grant deed from Phil Dreyer to the City for street and alley right-of-way in connection with a building permit was unanimously accepted, on motion of Councilman DeMirjyn, seconded by Councilman Miller, with the City Manager authorized to execute the certificate of acceptance in behalf of the City.

Bills and salaries were ordered paid as approved by the Finance Committee.

Mayor Cummings congratulated Vice Mayor DeMirjyn on being made Chairman of the East Valley Planning Agency and explained to the audience the scope and importance of this agency.

Mayor Cummings congratulated City Manager Merritt on becoming Chairman of the Urban Managers' Association, composed of City Managers, Administrators and County Administrators of Riverside and San Bernardino County.

The Council congratulated Mayor Cummings on becoming President of the Citrus Belt Division of the League of California Cities.

There being no further business, the Council adjourned, on motion, at 9:05 P.M.

Next regular meeting, October 5, 1971.

ATTEST:

City Clerk

Mayor of the City of Redlands

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